

STATE OF TENNESSEE

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

## NORTH CENTRAL & SOUTHERN PLATEAU REGIONS

### *Land Use Patterns & Trends*

**Dan C. Hawk**

**Administrator**

Community Development

Tennessee Department of Economic and Community Development

**Kendrick J. Curtis**

**GIS Manager**

Local Planning Assistance Office

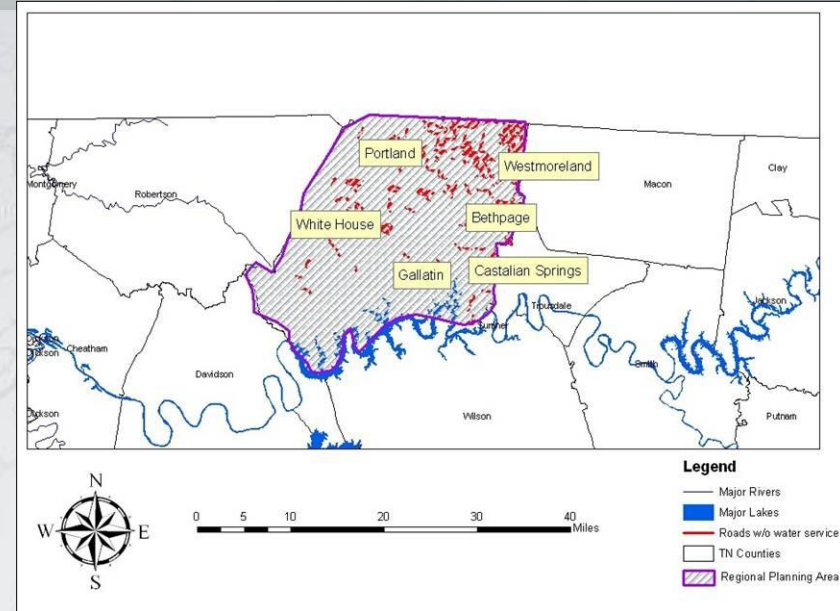
Tennessee Department of Economic and Community Development



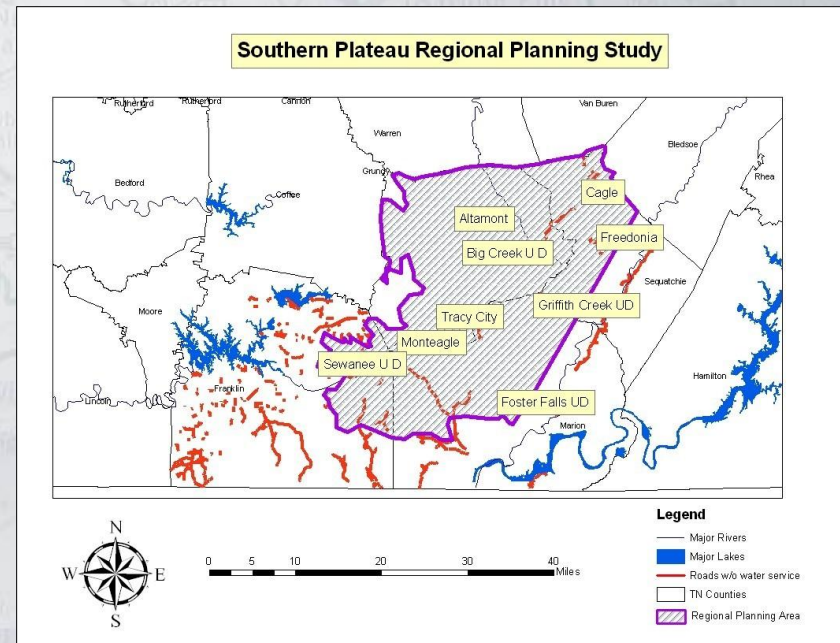


# Regional Water Resource Planning -

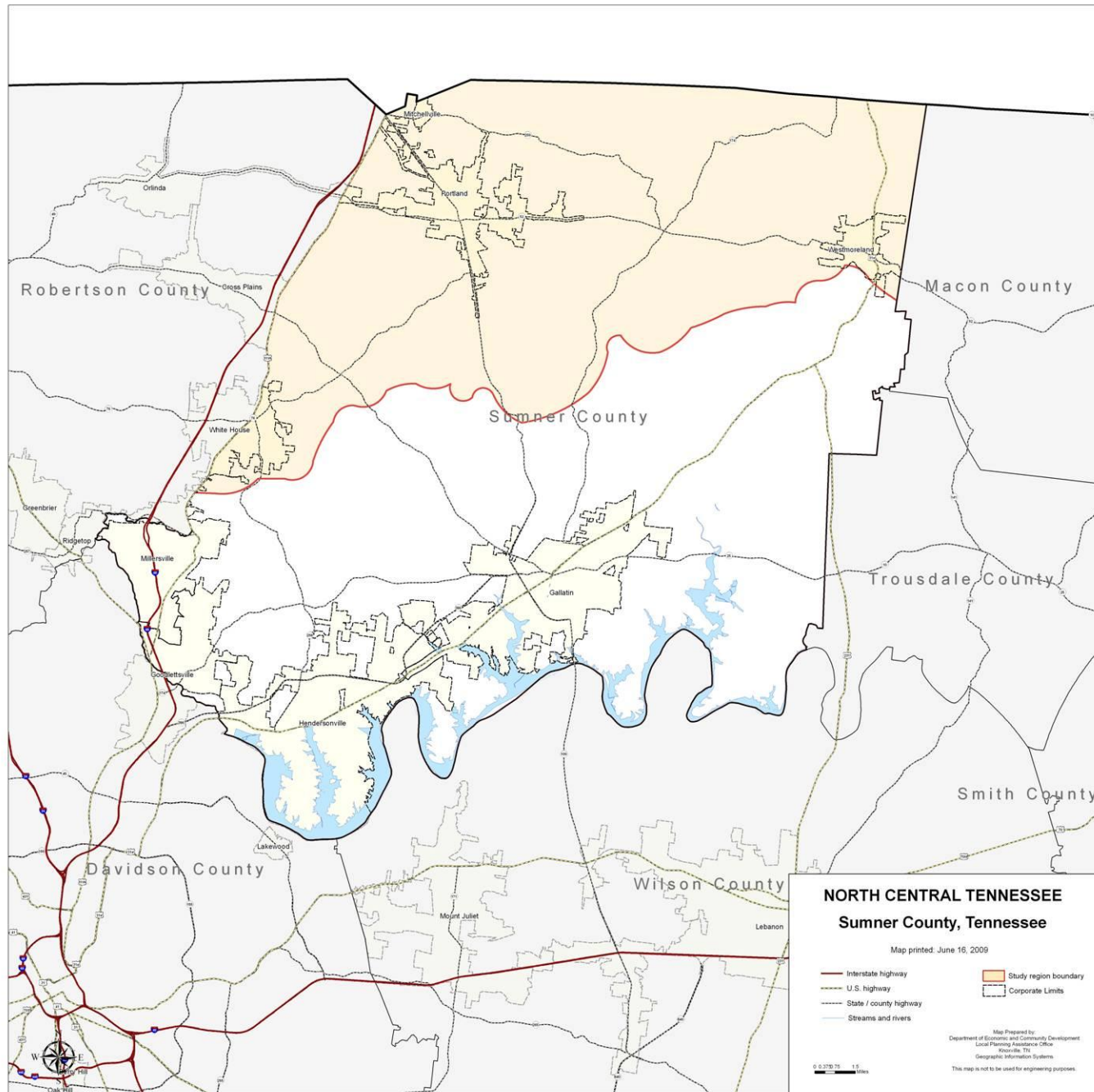
- 1) **North Central Tennessee region** – Sumner County, including Portland, Gallatin, Castalian Springs/Bethpage, White House and Westmoreland.



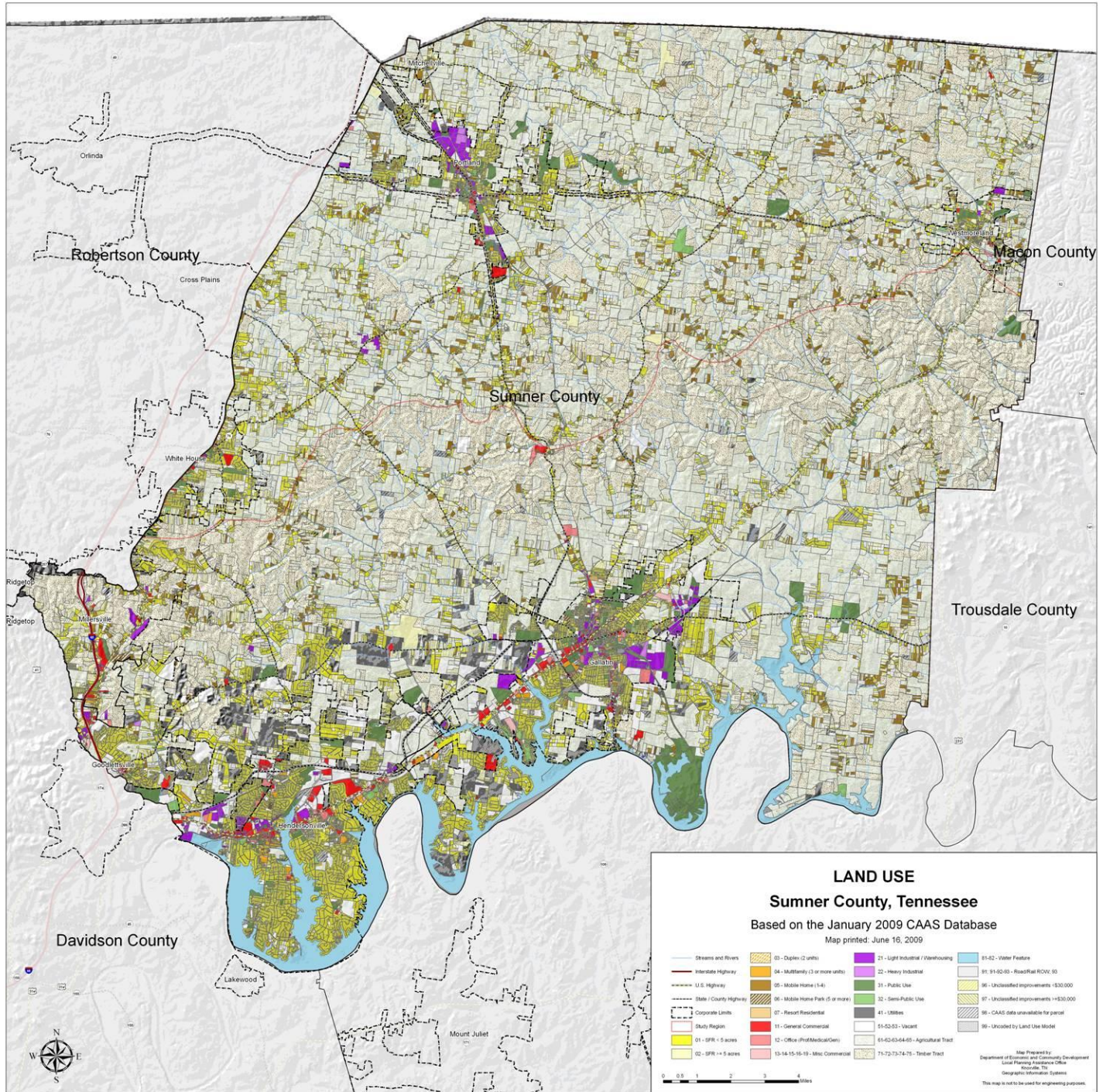
- 2) **Southern Cumberland region** – Consisting of portions of Franklin, Grundy, Marion, and Sequatchie Counties and the towns of Tracy City, Sewanee, Altamont and Monteagle



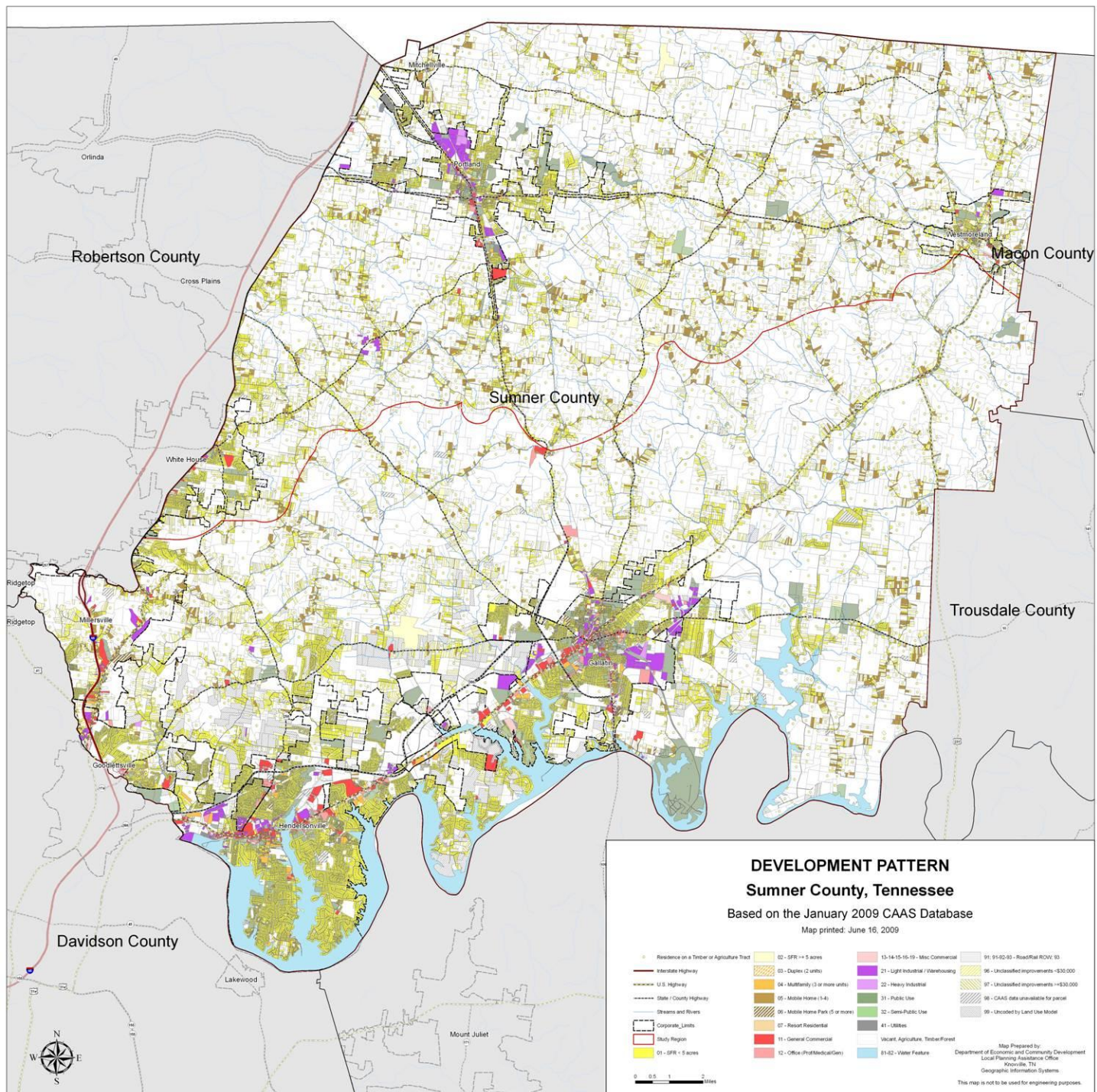




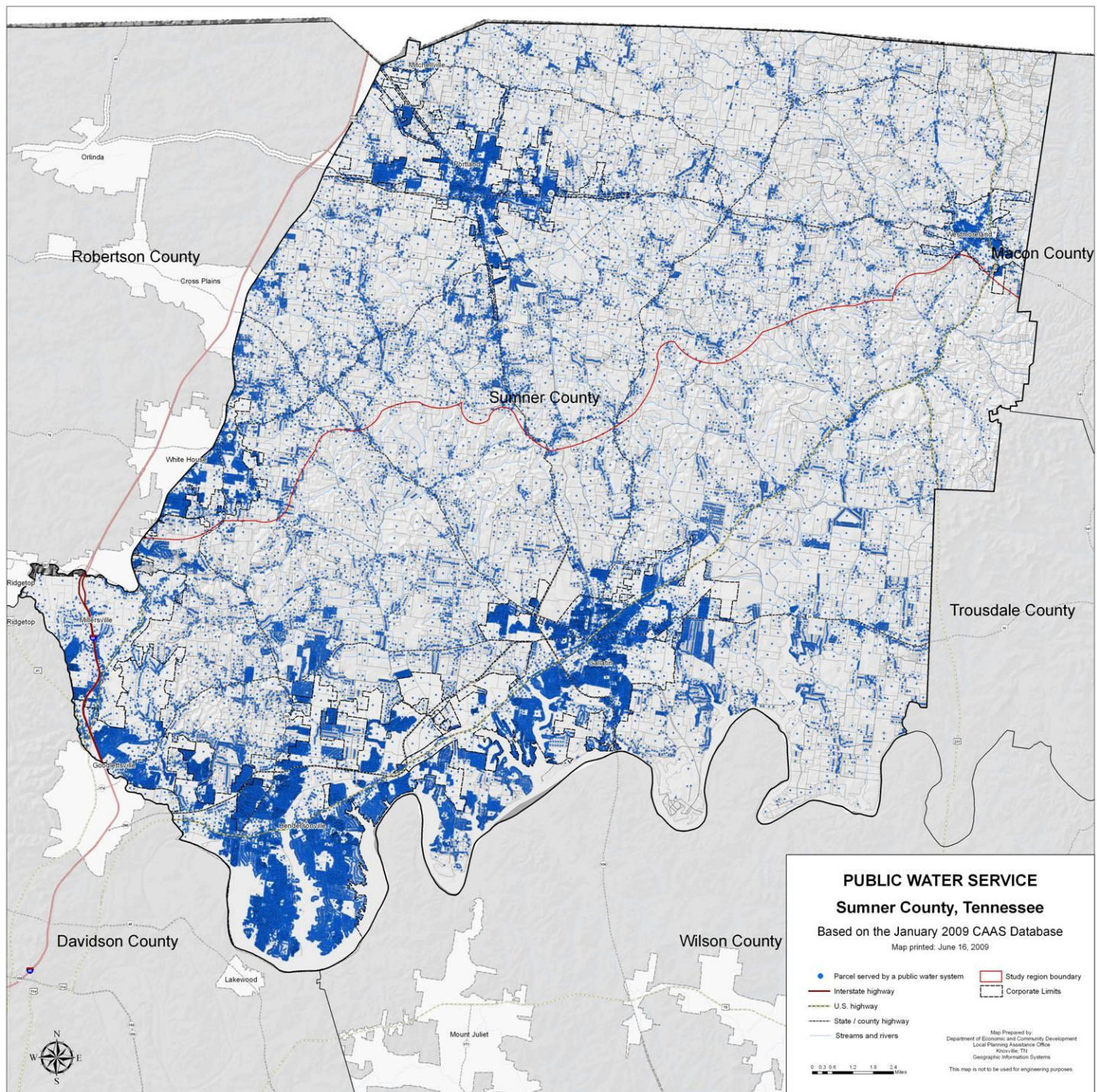




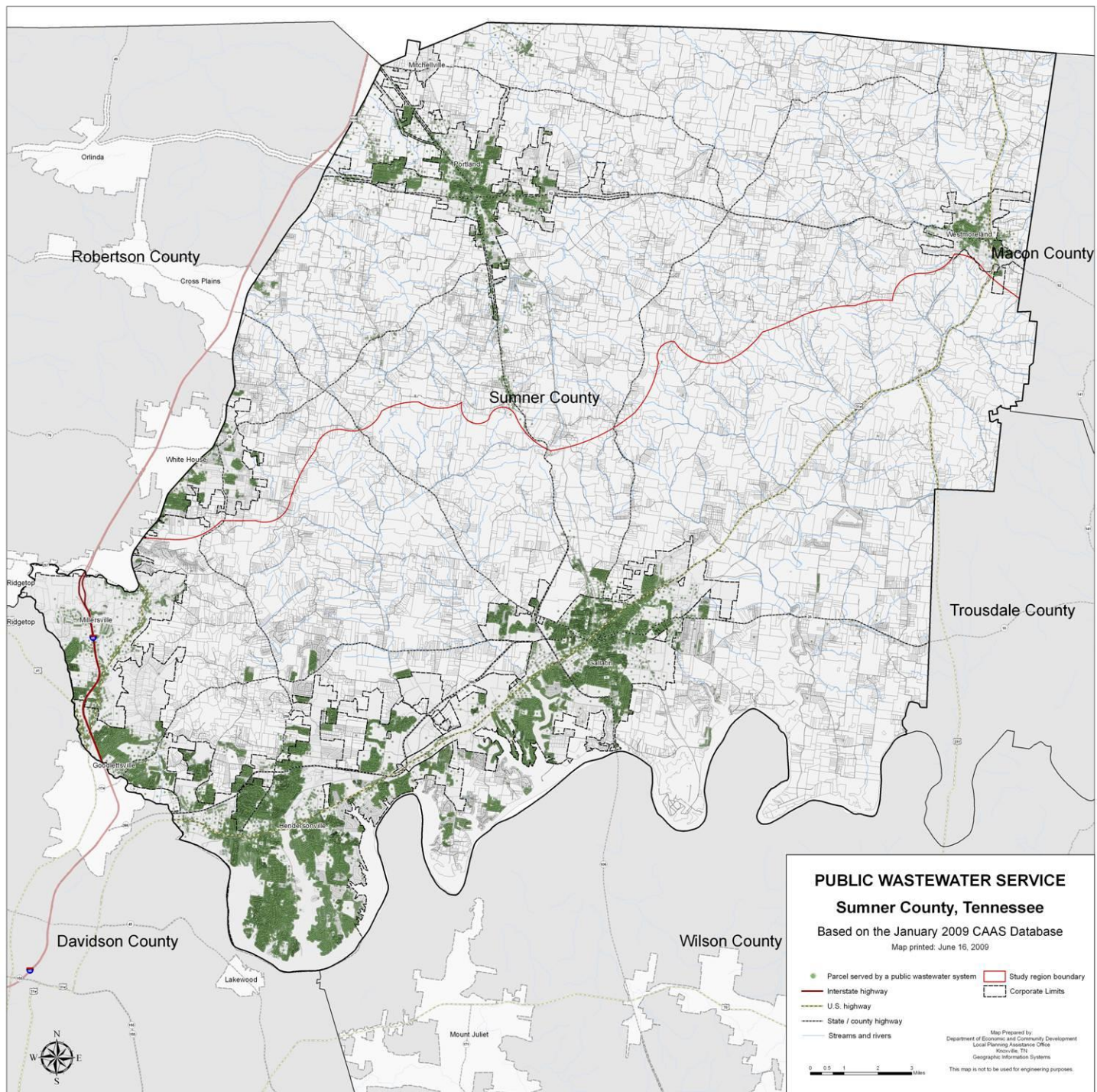






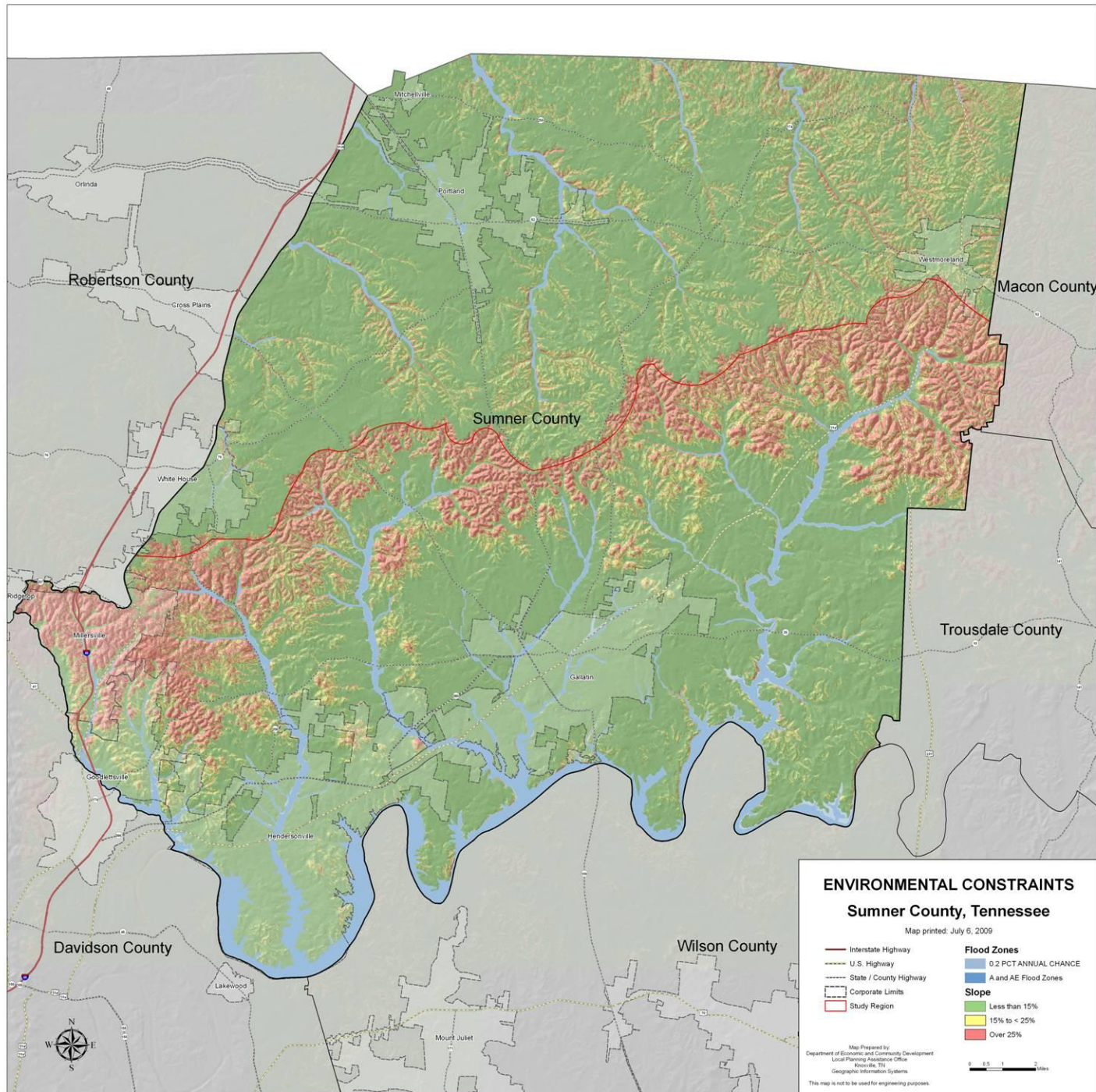








# PORTLAND / NORTH CENTRAL REGION

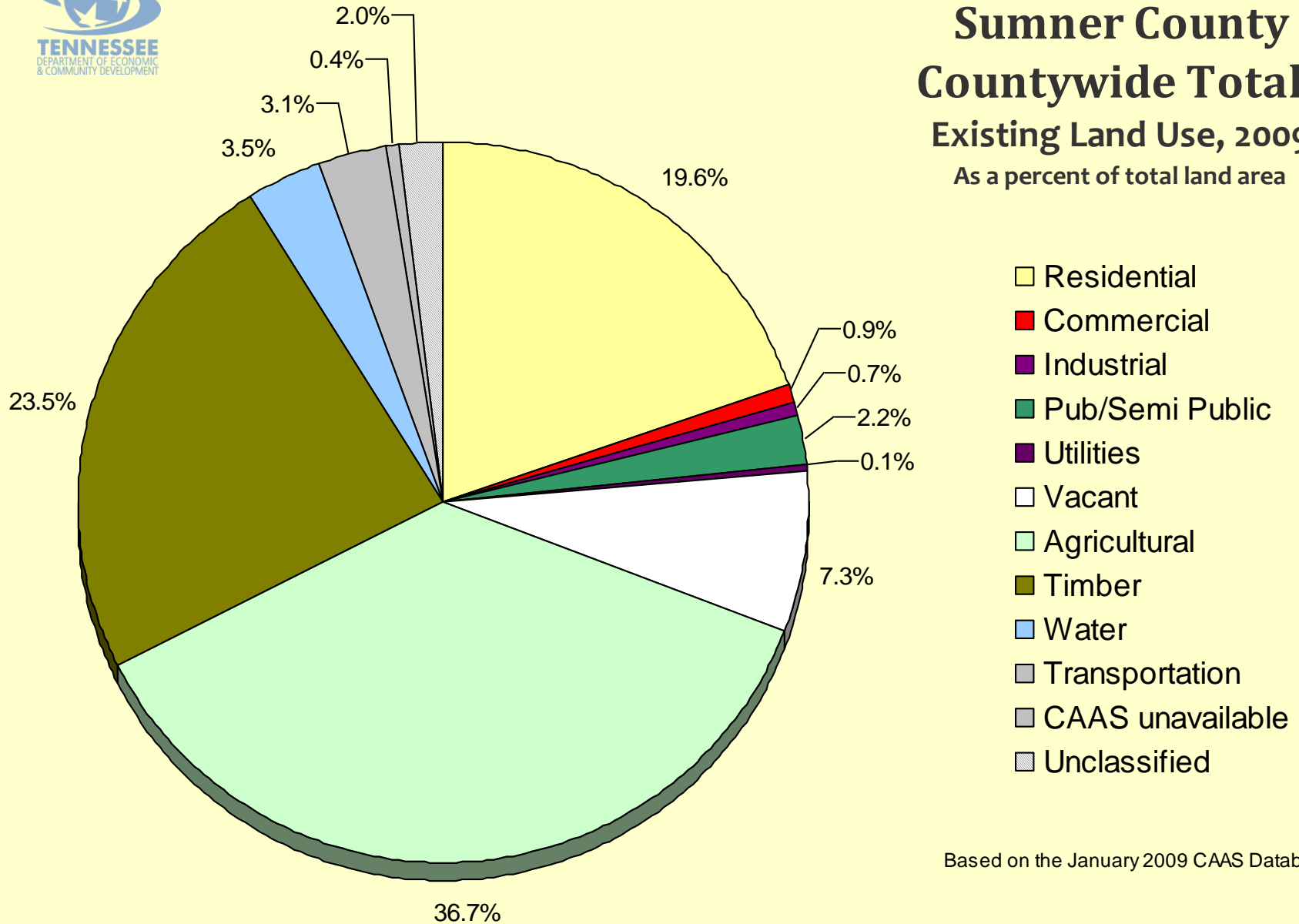




# Sumner County Countywide Totals

## Existing Land Use, 2009

As a percent of total land area

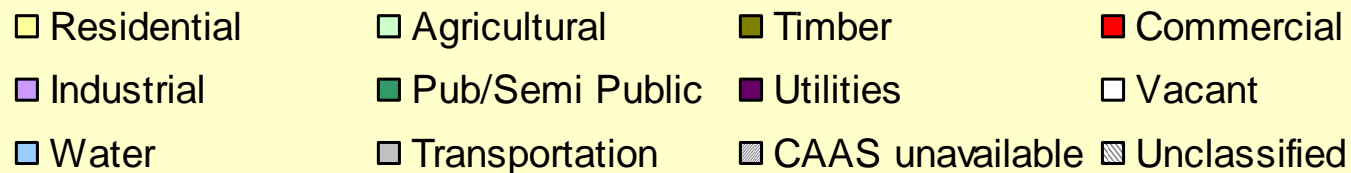
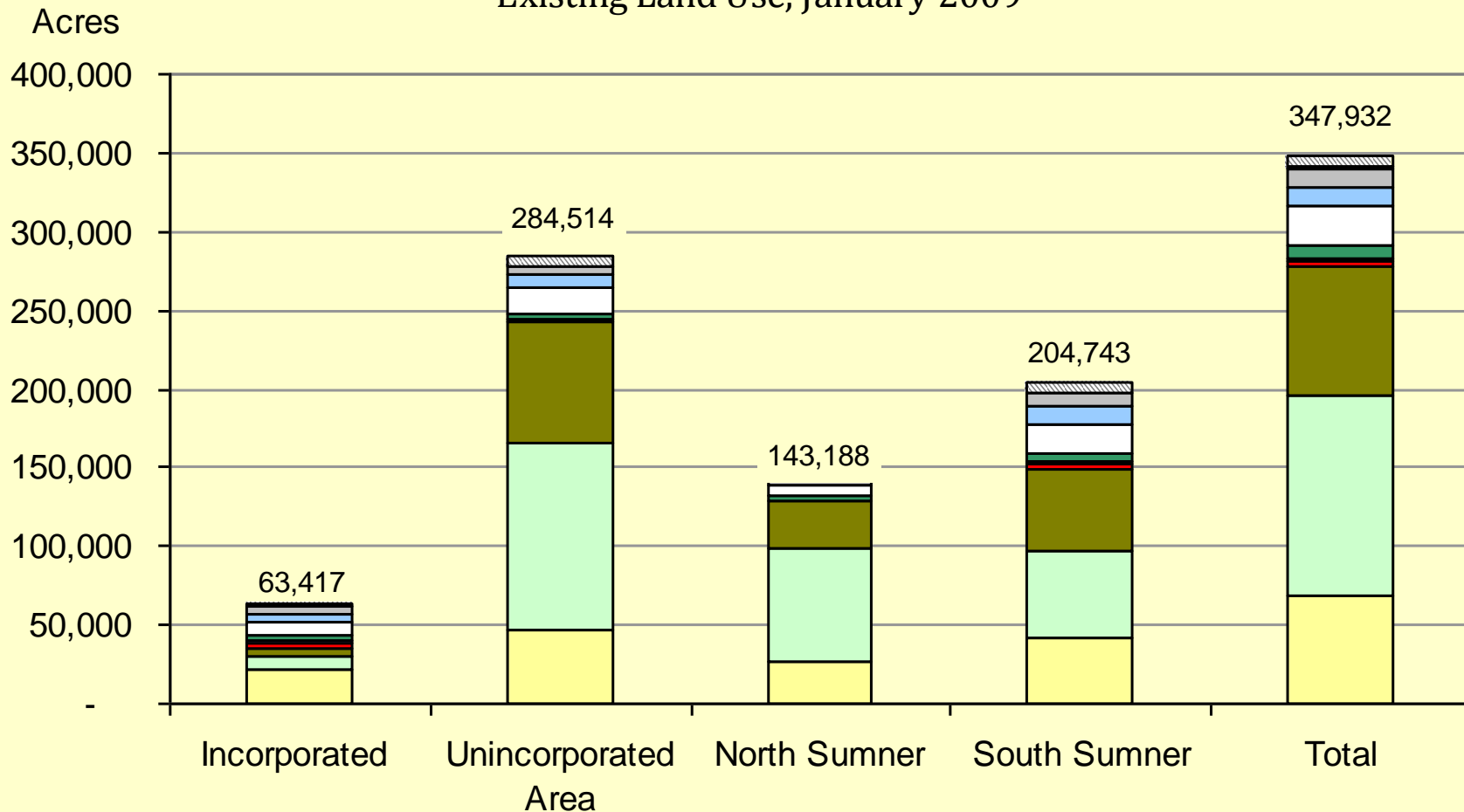


Based on the January 2009 CAAS Database



# Areas of Sumner County

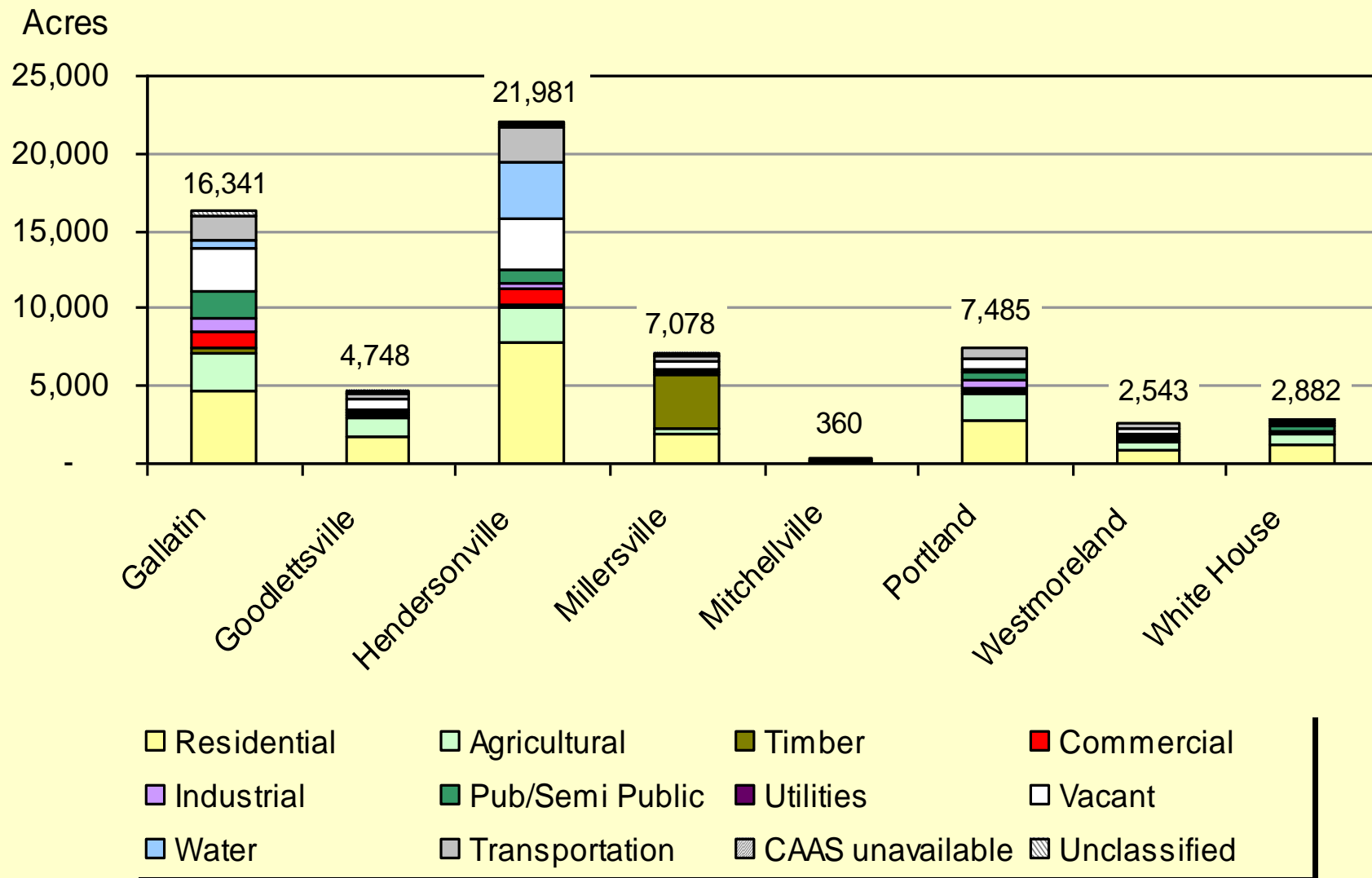
Existing Land Use, January 2009





# Sumner County Incorporated Areas

Existing Land Use, January 2009





# NORTHERN PLATEAU REGION LAND USE

## SUMNER COUNTY Improvements by Land Use Type During Decade Total Acres

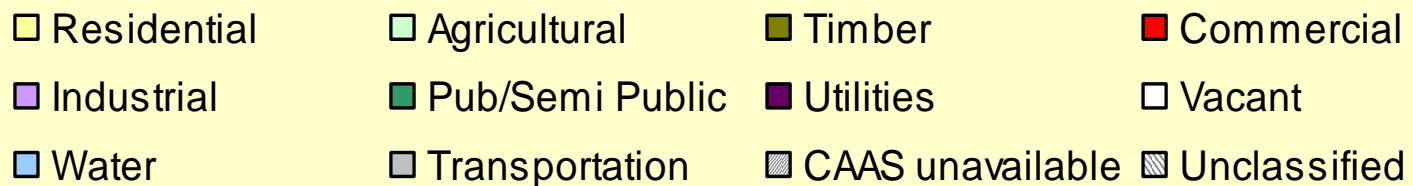
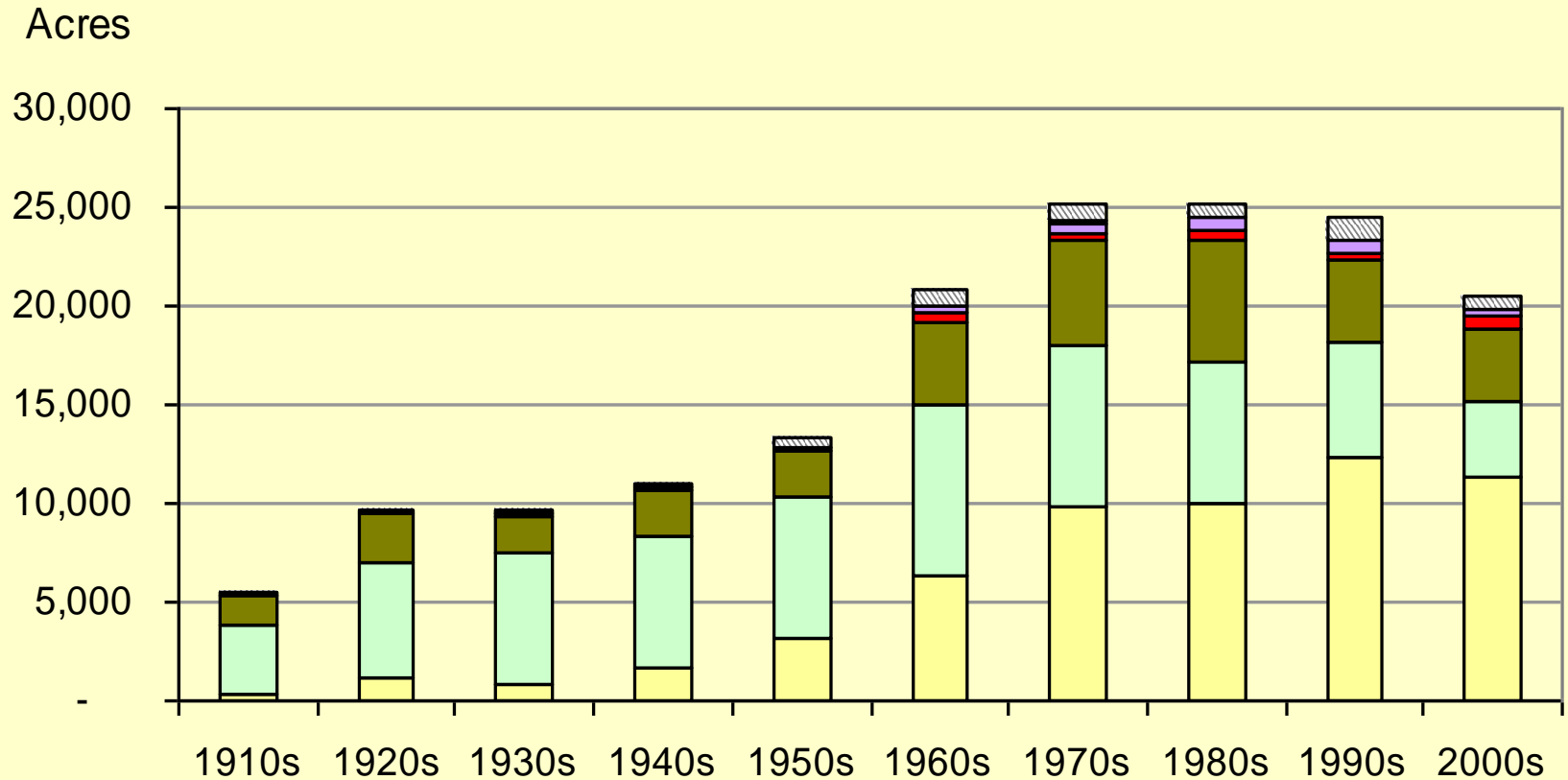
Land Use	1900s	1910s	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	Existing Land Use	
												No AYB	Total
00 Residential	996	393	1,121	907	1,648	3,148	6,386	9,774	10,066	12,412	11,399	10,048	68,337
10 Commercial	25	3	10	38	115	99	438	340	591	420	697	210	3,075
20 Industrial	1	0	3	12	25	64	371	521	587	564	283	21	2,451
30 Pub/Semi Public	172	7	11	21	10	18	39	114	67	60	45	6,977	7,539
40 Utilities					35			1				243	279
50 Vacant								5				25,224	25,228
60 Agricultural	8,784	3,468	5,850	6,590	6,716	7,192	8,621	8,245	7,147	5,693	3,758	55,712	127,777
70 Timber	3,951	1,393	2,488	1,875	2,292	2,301	4,226	5,354	6,068	4,199	3,685	43,976	81,921
80 Water												12,158	12,158
90 Transportation												10,674	10,674
98 CAAS unavailable												1,359	1,359
99 Unclassified	731	160	157	152	185	496	741	848	721	1,072	552	1,303	7,132
													Total
													347,932 Acres





# Sumner County County wide Totals

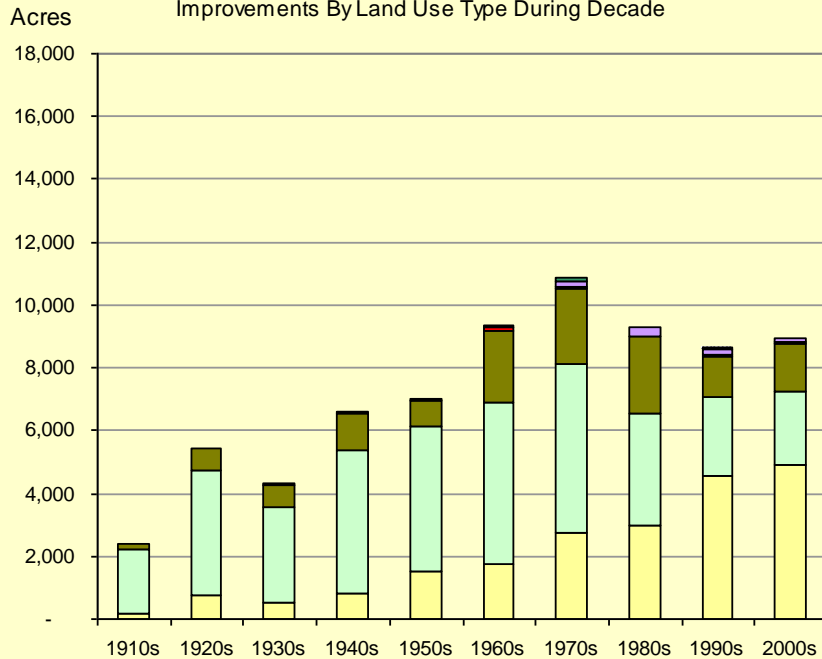
Improvements By Land Use Type During Decade





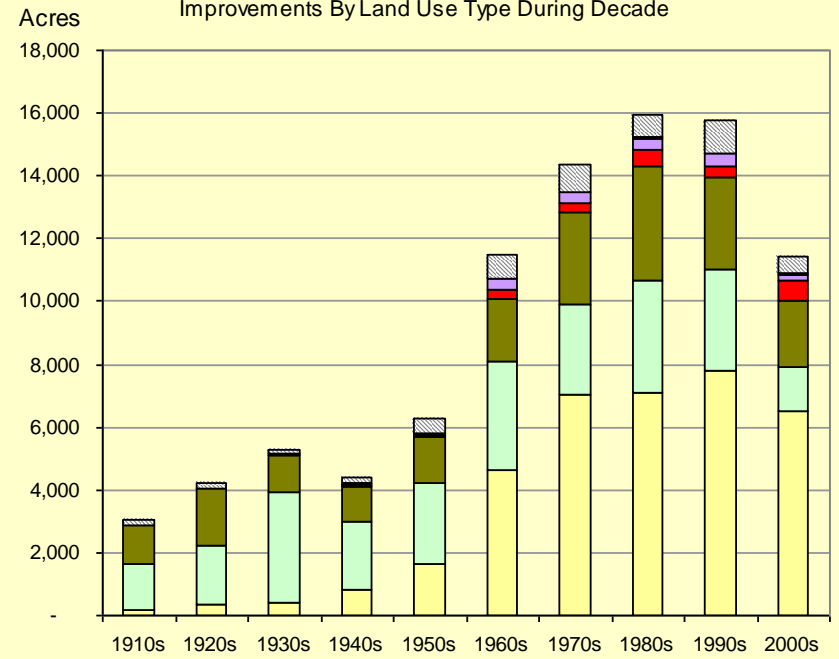
## North Sumner Region

Improvements By Land Use Type During Decade



## South Sumner Region

Improvements By Land Use Type During Decade

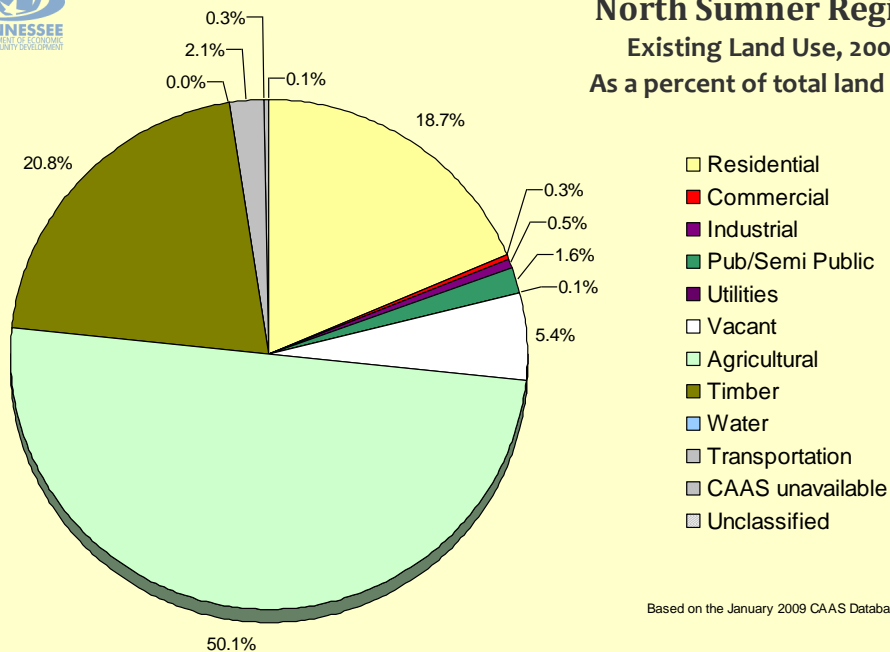




## North Sumner Region

### Existing Land Use, 2009

#### As a percent of total land area

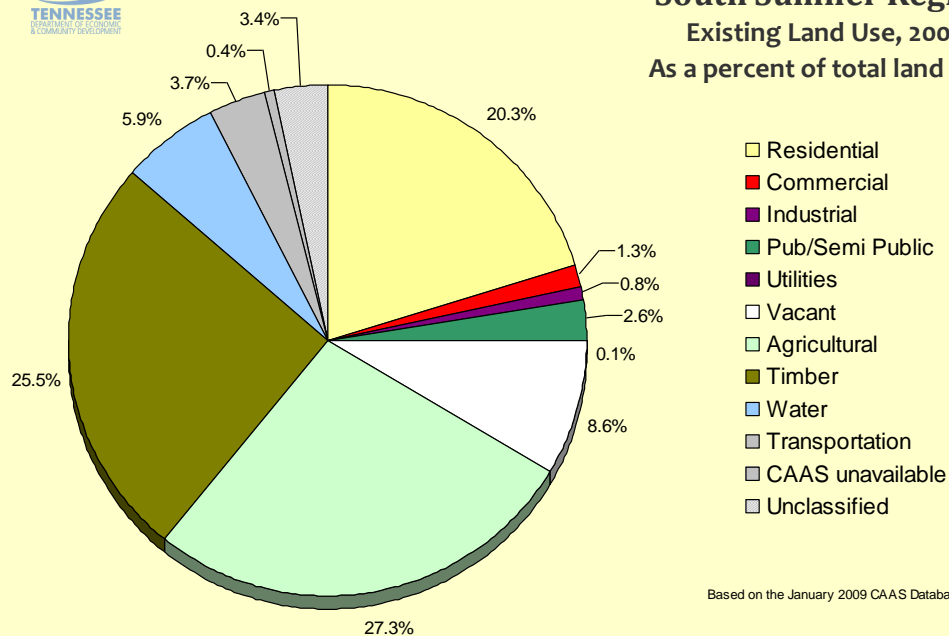


Based on the January 2009 CAAS Database

## South Sumner Region

### Existing Land Use, 2009

#### As a percent of total land area

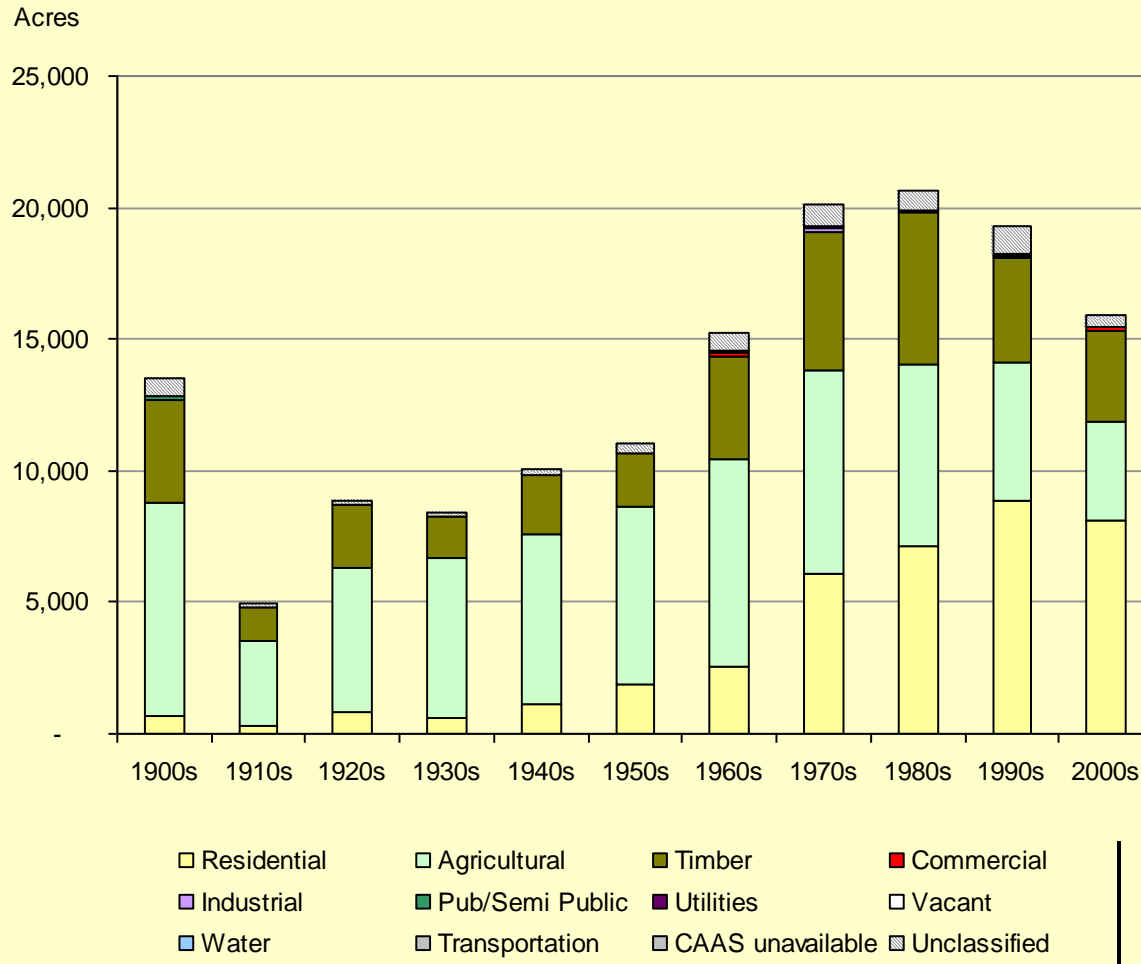


Based on the January 2009 CAAS Database



# Unincorporated Area of Sumner County

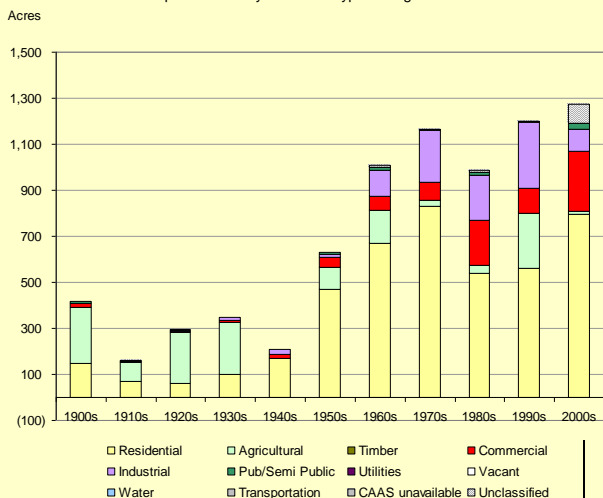
Improvements By Land Use Type During Decade





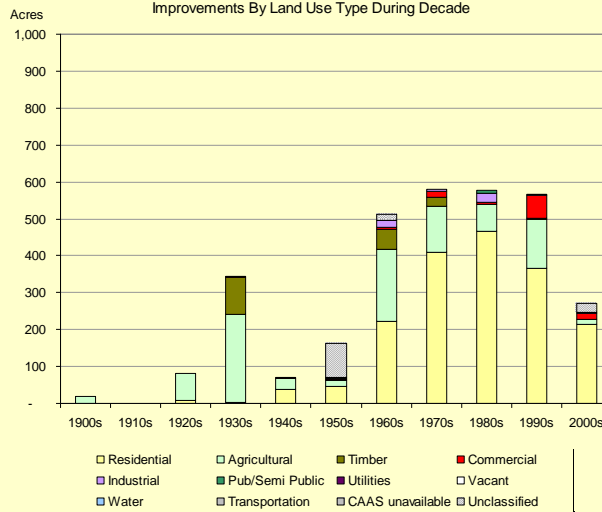
### Gallatin

Improvements By Land Use Type During Decade



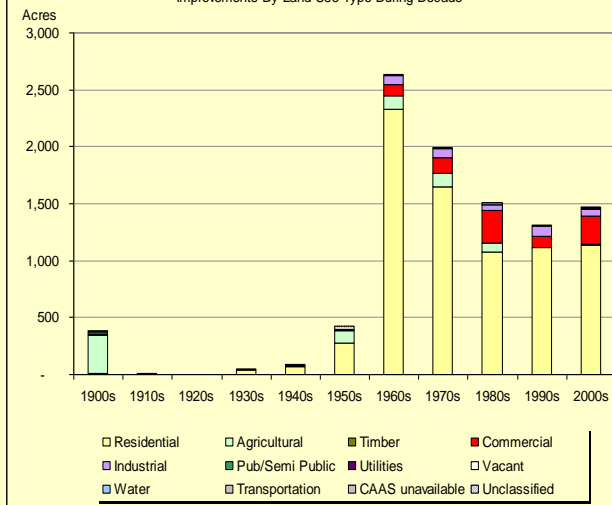
### Goodlettsville

Improvements By Land Use Type During Decade



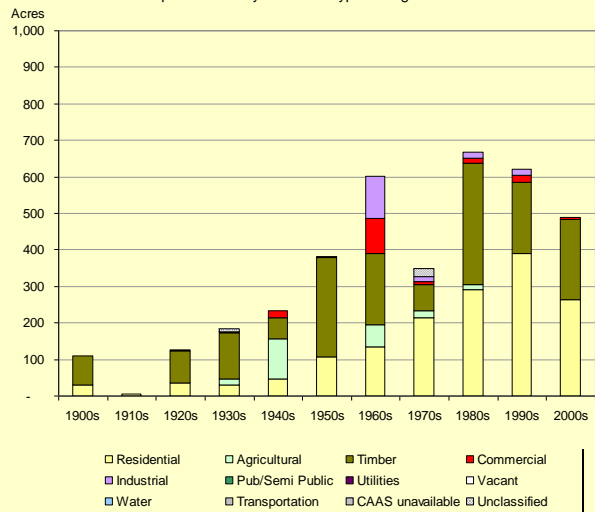
### Hendersonville

Improvements By Land Use Type During Decade



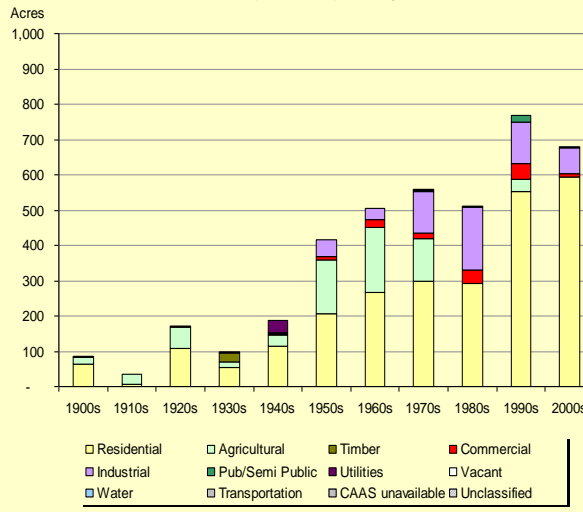
### Millersville

Improvements By Land Use Type During Decade



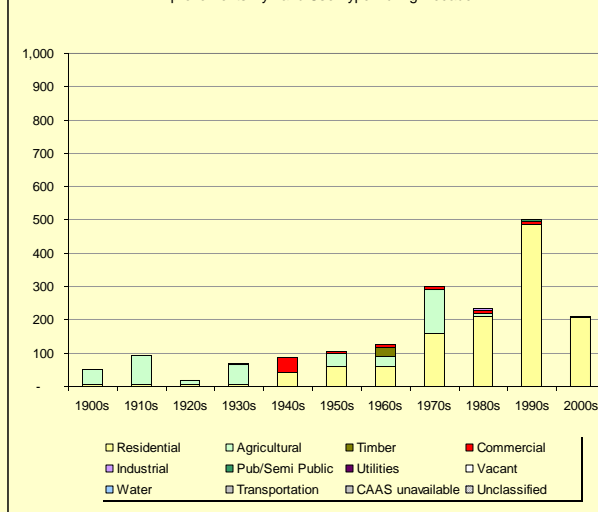
### Portland

Improvements By Land Use Type During Decade



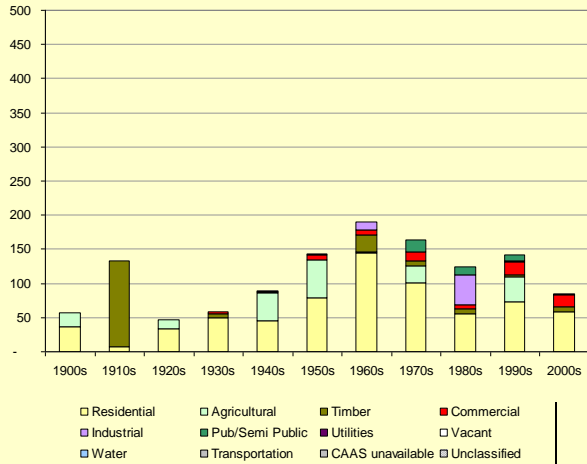
### White House

Improvements By Land Use Type During Decade

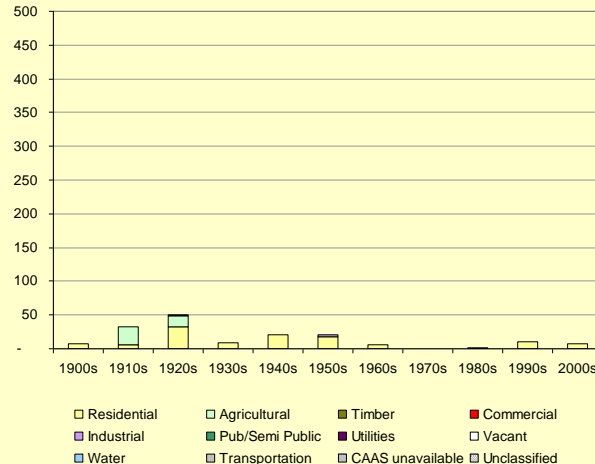




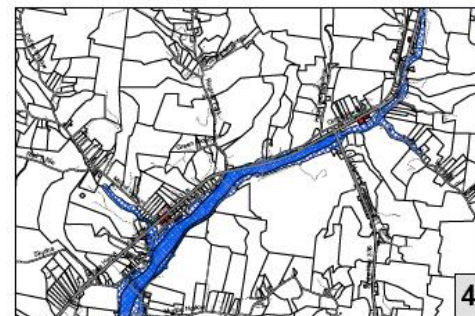
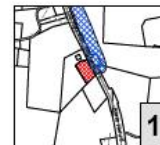
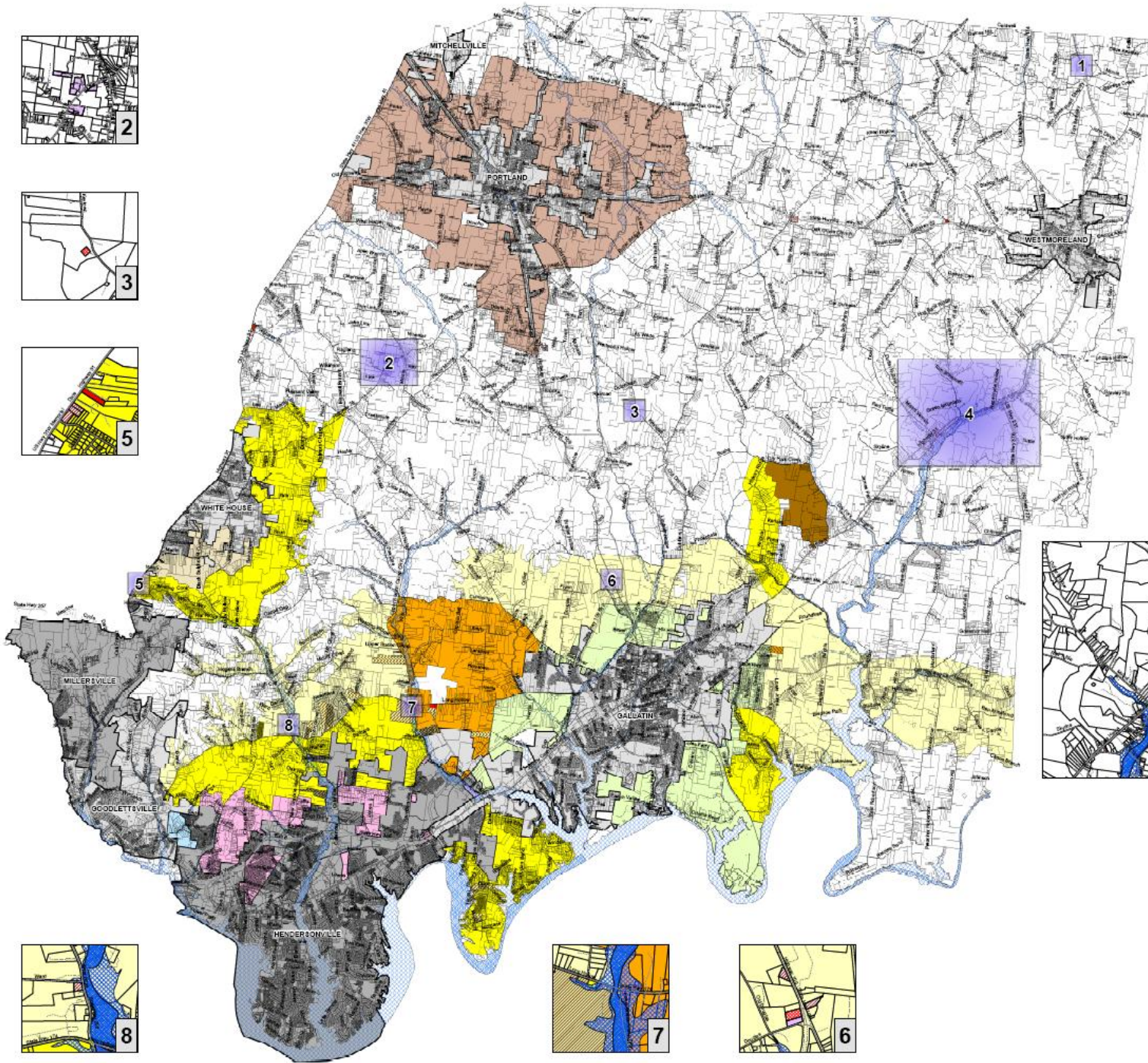
### Improvements By Land Use Type During Decade



### Improvements By Land Use Type During Decade







# **Sumner County, TN** **Current Zoning** **July 1, 2009**

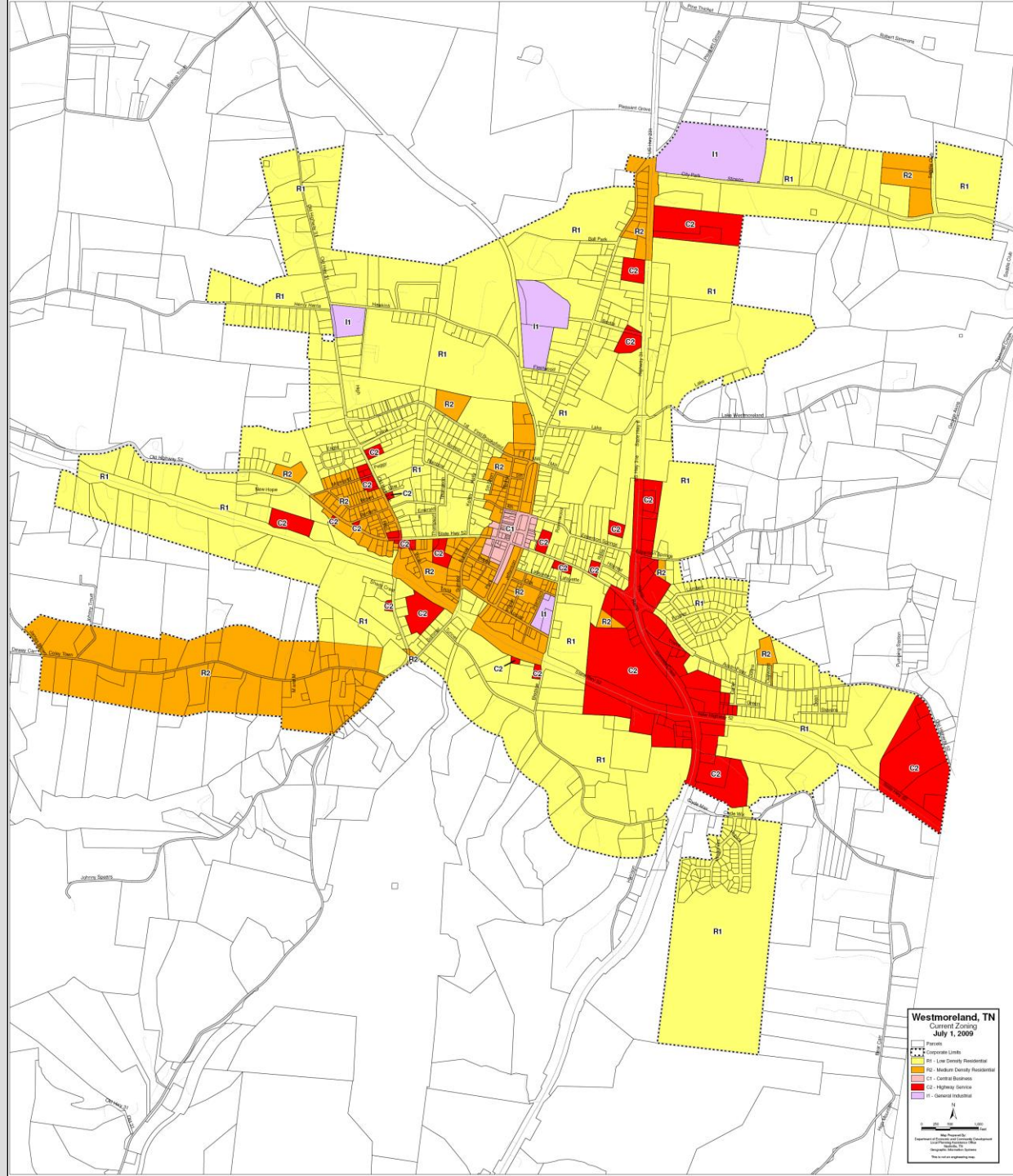
P-Neighborhood	C-Commercial B (Local)
R1A-Residential A (Single-Family)	C-Commercial C (Planned Shopping)
R1B-Residential B (Single-Family)	I-Industrial
R2-Residential B (Detached)	A-Agricultural
R3-Residential B (Detached)	F-Flexibility
R4-Residential B (Detached)	F-Flood Zone
R5-Residential B (Detached)	G-Golf Course
R6-Residential B (Detached)	G-Golf Course
R7-Residential B (Detached)	G-Golf Course
R8-Residential B (Detached)	G-Golf Course
R9-Residential B (Detached)	G-Golf Course
R10-Residential B (Detached)	G-Golf Course
R11-Residential B (Detached)	G-Golf Course
R12-Residential B (Detached)	G-Golf Course
R13-Residential B (Detached)	G-Golf Course
R14-Residential B (Detached)	G-Golf Course
R15-Residential B (Detached)	G-Golf Course
R16-Residential B (Detached)	G-Golf Course
R17-Residential B (Detached)	G-Golf Course
R18-Residential B (Detached)	G-Golf Course
R19-Residential B (Detached)	G-Golf Course
R20-Residential B (Detached)	G-Golf Course
R21-Residential B (Detached)	G-Golf Course
R22-Residential B (Detached)	G-Golf Course
R23-Residential B (Detached)	G-Golf Course
R24-Residential B (Detached)	G-Golf Course
R25-Residential B (Detached)	G-Golf Course
R26-Residential B (Detached)	G-Golf Course
R27-Residential B (Detached)	G-Golf Course
R28-Residential B (Detached)	G-Golf Course
R29-Residential B (Detached)	G-Golf Course
R30-Residential B (Detached)	G-Golf Course
R31-Residential B (Detached)	G-Golf Course
R32-Residential B (Detached)	G-Golf Course
R33-Residential B (Detached)	G-Golf Course
R34-Residential B (Detached)	G-Golf Course
R35-Residential B (Detached)	G-Golf Course
R36-Residential B (Detached)	G-Golf Course
R37-Residential B (Detached)	G-Golf Course
R38-Residential B (Detached)	G-Golf Course
R39-Residential B (Detached)	G-Golf Course
R40-Residential B (Detached)	G-Golf Course
R41-Residential B (Detached)	G-Golf Course
R42-Residential B (Detached)	G-Golf Course
R43-Residential B (Detached)	G-Golf Course
R44-Residential B (Detached)	G-Golf Course
R45-Residential B (Detached)	G-Golf Course
R46-Residential B (Detached)	G-Golf Course
R47-Residential B (Detached)	G-Golf Course
R48-Residential B (Detached)	G-Golf Course
R49-Residential B (Detached)	G-Golf Course
R50-Residential B (Detached)	G-Golf Course
R51-Residential B (Detached)	G-Golf Course
R52-Residential B (Detached)	G-Golf Course
R53-Residential B (Detached)	G-Golf Course
R54-Residential B (Detached)	G-Golf Course
R55-Residential B (Detached)	G-Golf Course
R56-Residential B (Detached)	G-Golf Course
R57-Residential B (Detached)	G-Golf Course
R58-Residential B (Detached)	G-Golf Course
R59-Residential B (Detached)	G-Golf Course
R60-Residential B (Detached)	G-Golf Course
R61-Residential B (Detached)	G-Golf Course
R62-Residential B (Detached)	G-Golf Course
R63-Residential B (Detached)	G-Golf Course
R64-Residential B (Detached)	G-Golf Course
R65-Residential B (Detached)	G-Golf Course
R66-Residential B (Detached)	G-Golf Course
R67-Residential B (Detached)	G-Golf Course
R68-Residential B (Detached)	G-Golf Course
R69-Residential B (Detached)	G-Golf Course
R70-Residential B (Detached)	G-Golf Course
R71-Residential B (Detached)	G-Golf Course
R72-Residential B (Detached)	G-Golf Course
R73-Residential B (Detached)	G-Golf Course
R74-Residential B (Detached)	G-Golf Course
R75-Residential B (Detached)	G-Golf Course
R76-Residential B (Detached)	G-Golf Course
R77-Residential B (Detached)	G-Golf Course
R78-Residential B (Detached)	G-Golf Course
R79-Residential B (Detached)	G-Golf Course
R80-Residential B (Detached)	G-Golf Course
R81-Residential B (Detached)	G-Golf Course
R82-Residential B (Detached)	G-Golf Course
R83-Residential B (Detached)	G-Golf Course
R84-Residential B (Detached)	G-Golf Course
R85-Residential B (Detached)	G-Golf Course
R86-Residential B (Detached)	G-Golf Course
R87-Residential B (Detached)	G-Golf Course
R88-Residential B (Detached)	G-Golf Course
R89-Residential B (Detached)	G-Golf Course
R90-Residential B (Detached)	G-Golf Course
R91-Residential B (Detached)	G-Golf Course
R92-Residential B (Detached)	G-Golf Course
R93-Residential B (Detached)	G-Golf Course
R94-Residential B (Detached)	G-Golf Course
R95-Residential B (Detached)	G-Golf Course
R96-Residential B (Detached)	G-Golf Course
R97-Residential B (Detached)	G-Golf Course
R98-Residential B (Detached)	G-Golf Course
R99-Residential B (Detached)	G-Golf Course
R100-Residential B (Detached)	G-Golf Course



Map Prepared By:  
 Department of Planning and Community Development  
 Local Planning Assistance Office  
 Nashville, TN  
 Copyright 2009  
 This is not an engineering plot.

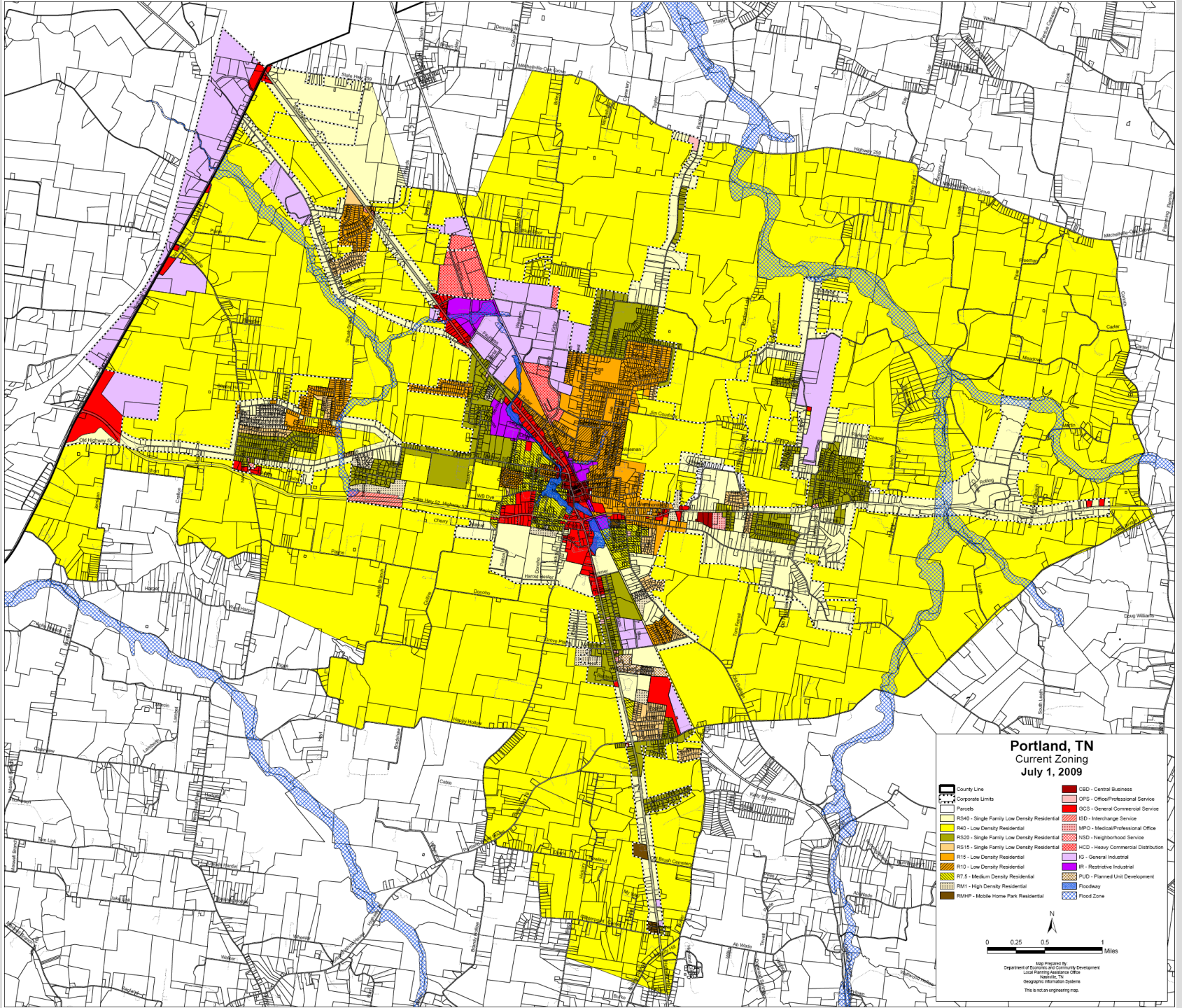


# Westmoreland, TN



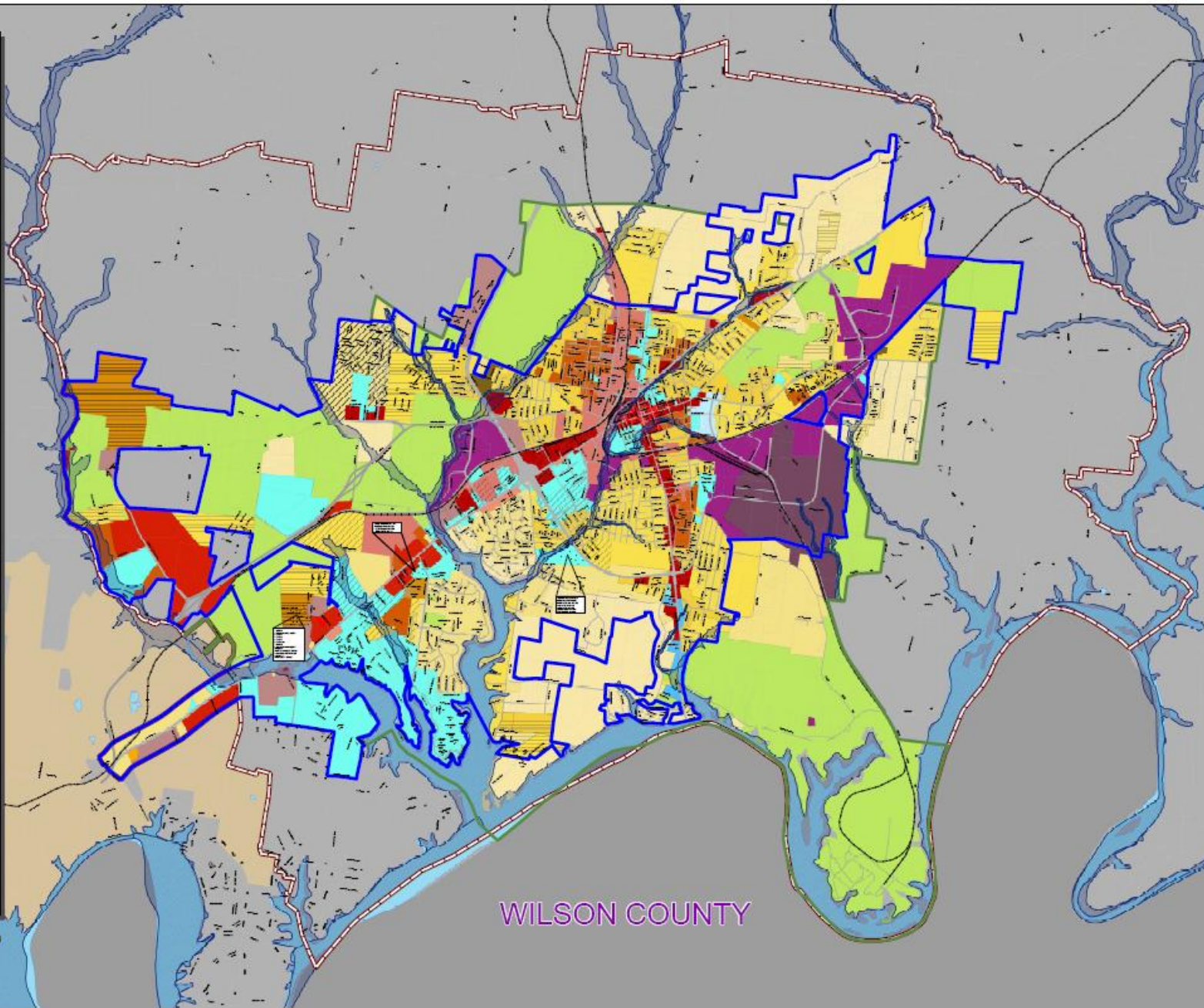


# PORTLAND, TN





- Legend**
- City Limits
  - Planning Region
  - Urban Growth Boundary
  - Flood Hazard Area
- ZONING**
- Agriculture
  - R-40
  - R-20
  - R-20(PUD)
  - R-20(PRD)
  - R-15
  - R-15(PUD)
  - R-15(PRD)
  - R-10
  - R-10(PRD)
  - R-08
  - R-08(PRD)
  - R-06
  - OR
  - MPO
  - MRO
  - MRO(PUD)
  - MUG
  - MU
  - GO
  - CC
  - CSL
  - CS
  - CS(PUD)
  - CG
  - CG(PUD)
  - PNC
  - PGC
  - IR
  - IG
  - City of Hendersonville
  - Sumner County
  - Wilson County



Prepared By: Gallatin Planning Division  
Prepared On: May 1, 2008

This map is provided for reference purposes only.  
For confirming or additional information on any  
zone district please contact the Gallatin Planning  
Division at (615) 451-5796.

# Zoning Map

## City of Gallatin

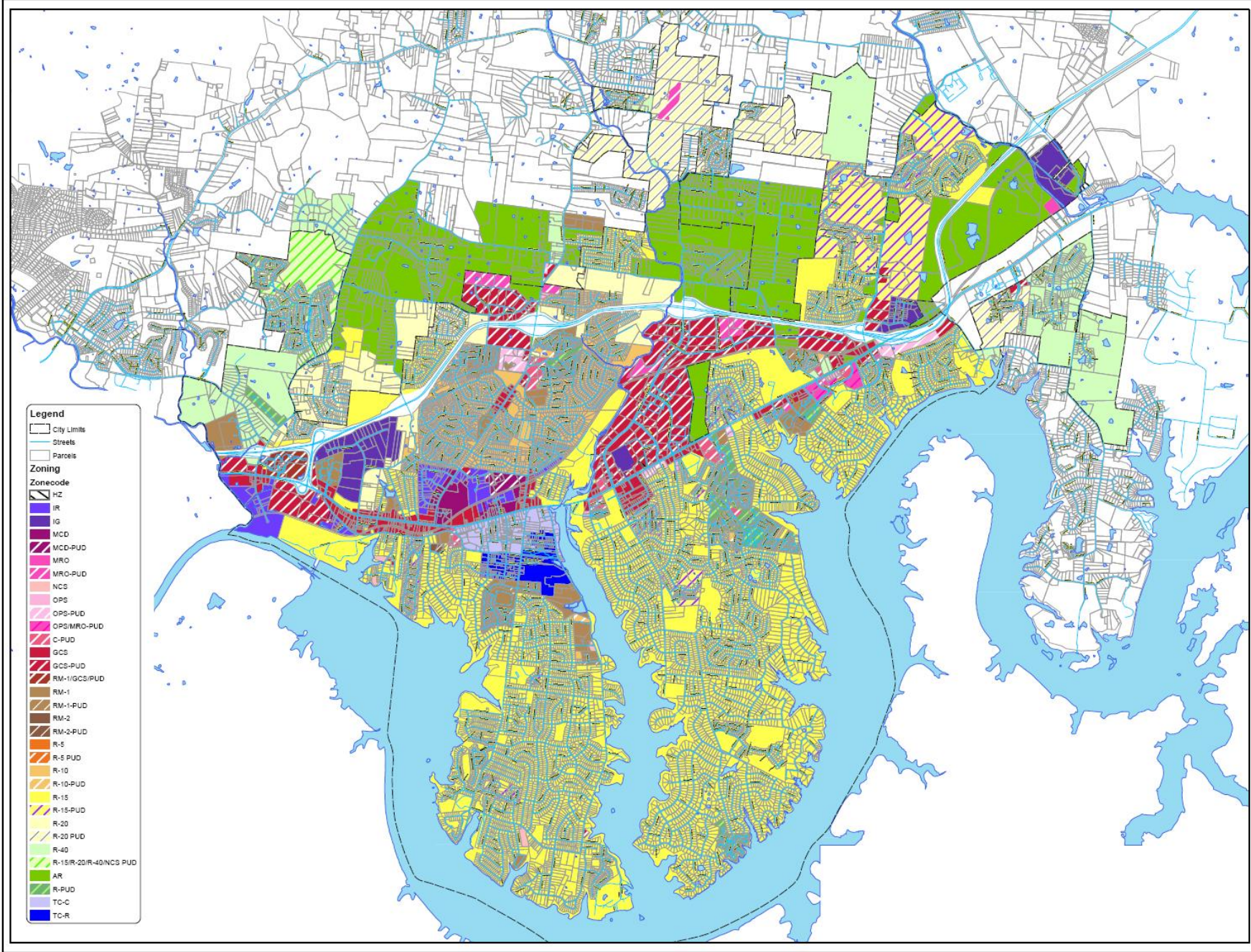
Sumner County, Tennessee

0 1 2 Miles

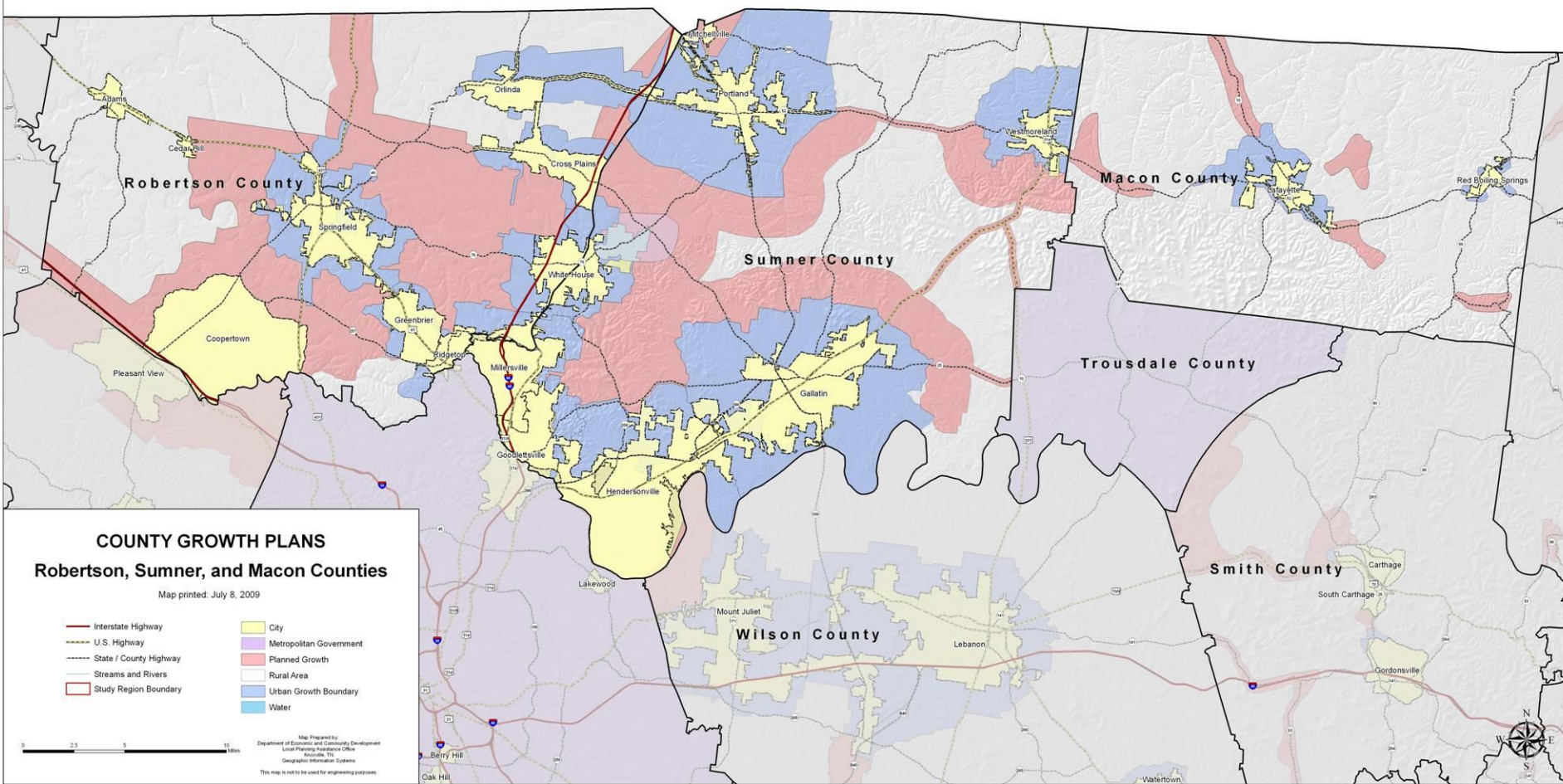




# Hendersonville, TN







**COUNTY GROWTH PLANS**  
**Robertson, Sumner, and Macon Counties**

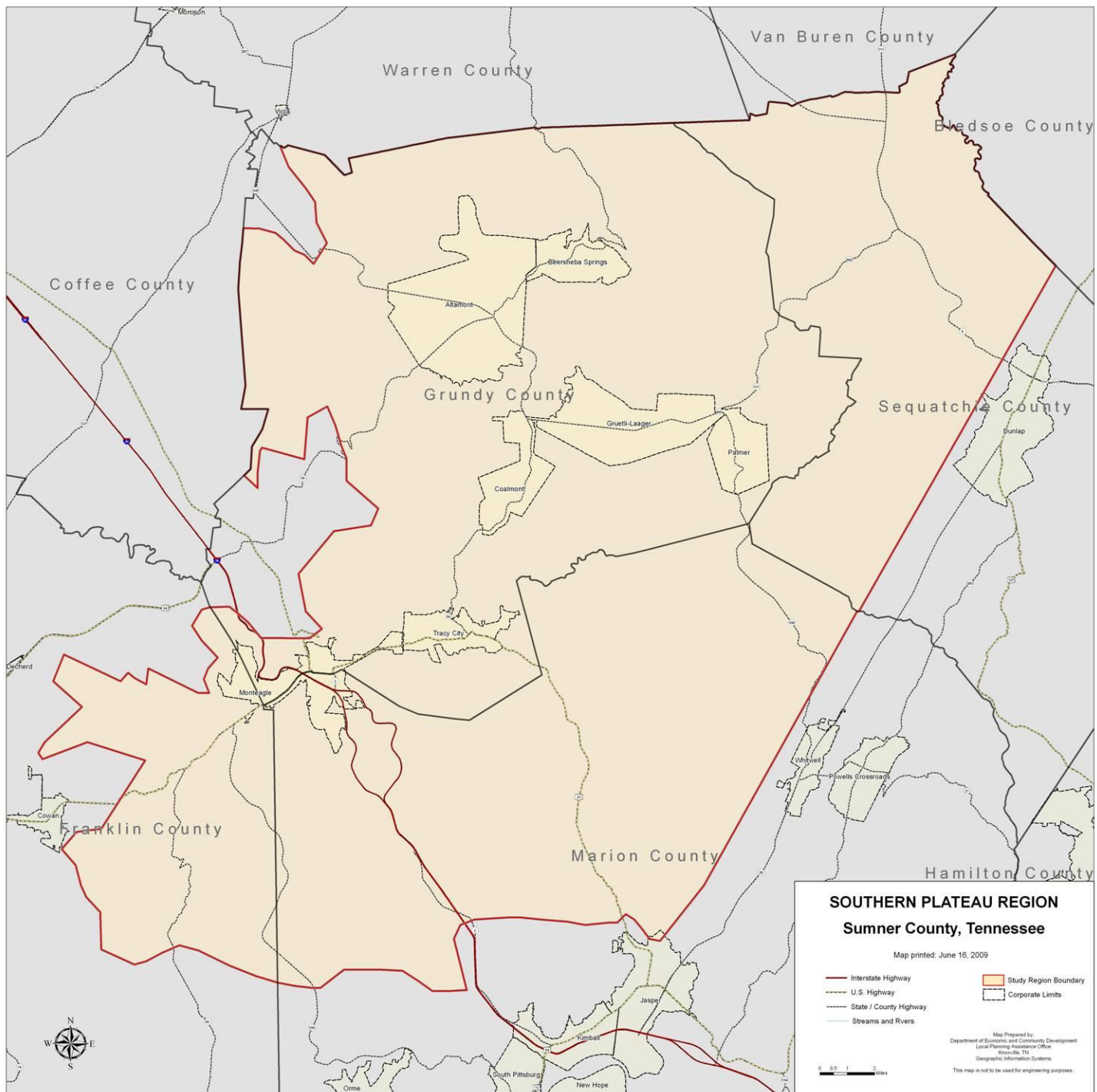
Map printed: July 8, 2009

- |                              |                         |
|------------------------------|-------------------------|
| — Interstate Highway         | City                    |
| - - - U.S. Highway           | Metropolitan Government |
| - . - State / County Highway | Planned Growth          |
| — Streams and Rivers         | Rural Area              |
| ▭ Study Region Boundary      | Urban Growth Boundary   |
|                              | Water                   |

Map Prepared by:  
Department of Economic and Community Development  
Local Planning Assistance Office  
Knoxville, TN  
Geographic Information Systems  
This map is not to be used for engineering purposes.

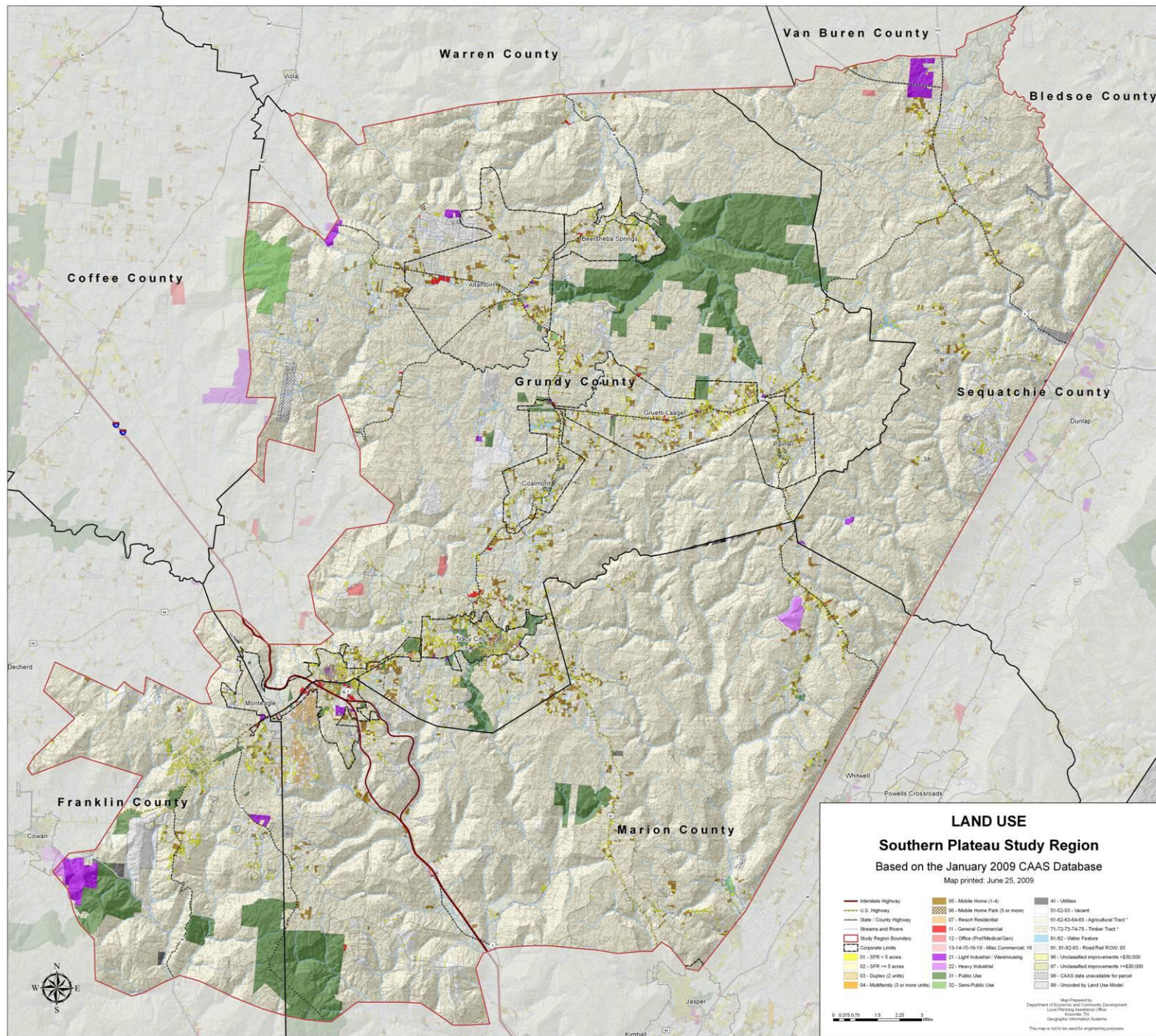


# SOUTHERN PLATEAU REGION





# SOUTHERN PLATEAU REGION





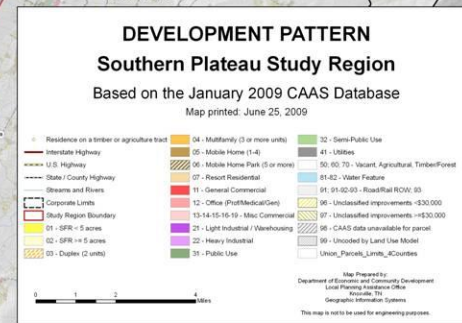
**DEVELOPMENT PATTERN**  
**Southern Plateau Study Region**  
 Based on the January 2009 CAAS Database  
 Map printed: June 25, 2009

**Legend:**

- Residence on a timber or agriculture tract
- Interstate Highway
- U.S. Highway
- State / County Highway
- Corporate Limits
- Study Region Boundary
- 01 - SPR - < 5 acres
- 02 - SPR - > 5 acres
- 03 - Duplex (2 units)
- 04 - Multifamily (3 or more units)
- 05 - Mobile Home (1-4)
- 06 - Mobile Home Park (5 or more)
- 07 - Resort Residential
- 11 - General Commercial
- 12 - Office (Prof/Medical/Gov)
- 13-14-15-16-19 - Misc Commercial
- 21 - Light Industrial / Warehousing
- 22 - Heavy Industrial
- 31 - Public Use
- 32 - Semi Public Use
- 41 - Unblended
- 50-60-70 - Vacant, Agricultural, Timber/Forest
- 81-82 - Water Feature
- 91-91-02-03 - Road/Rail ROW: 35
- 96 - Unimproved improvements <\$20,000
- 97 - Unimproved improvements >\$20,000
- 98 - CAAS data unavailable for parcel
- 99 - Uncluded by Land Use Model
- Unkn\_Parcel\_Limit\_KCounies

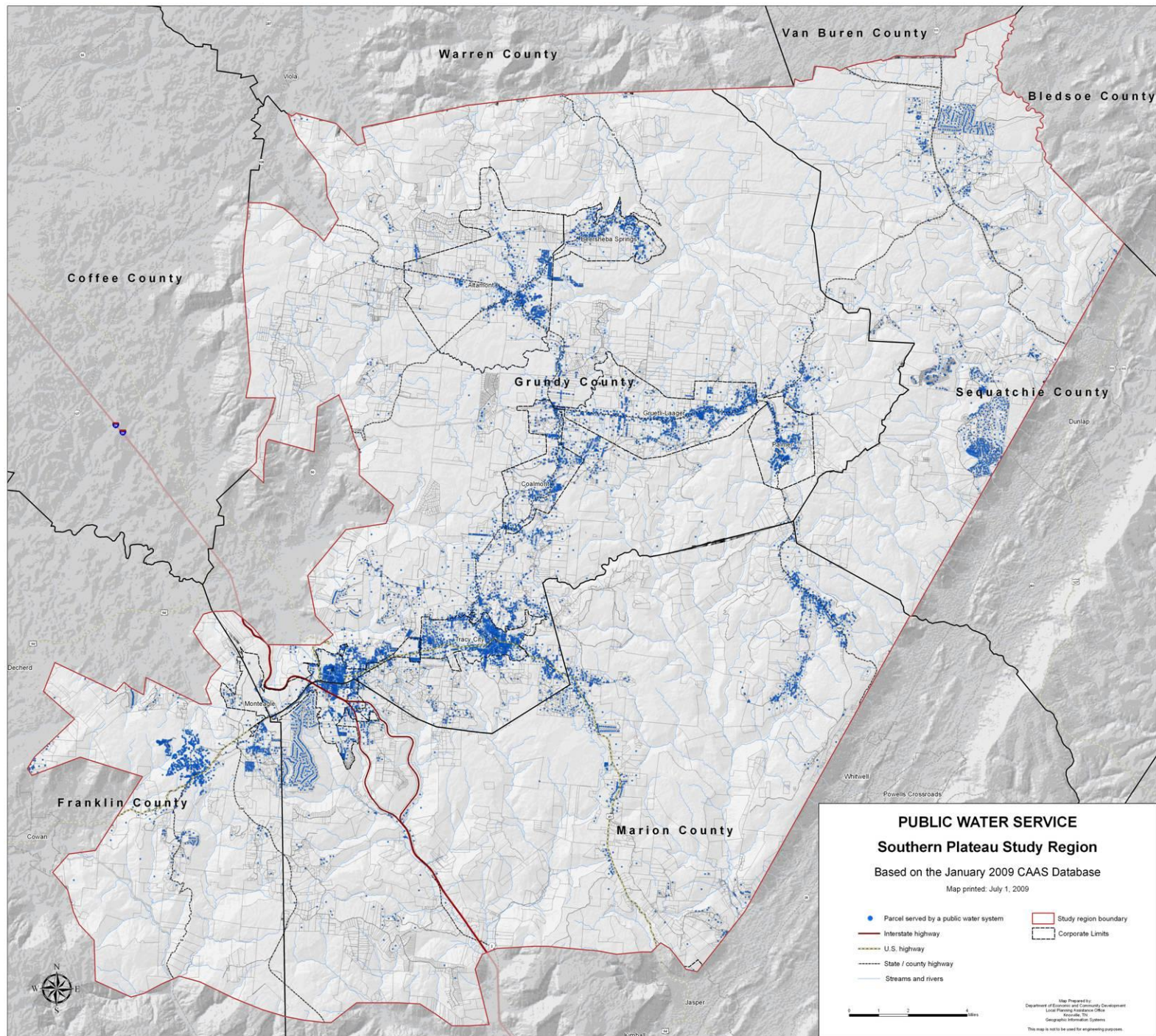
Map Prepared by:  
 Department of Economic and Community Development  
 Local Planning Assistance Office  
 Knoxville, Tennessee  
 Geographic Information Systems

This map is not to be used for engineering purposes.



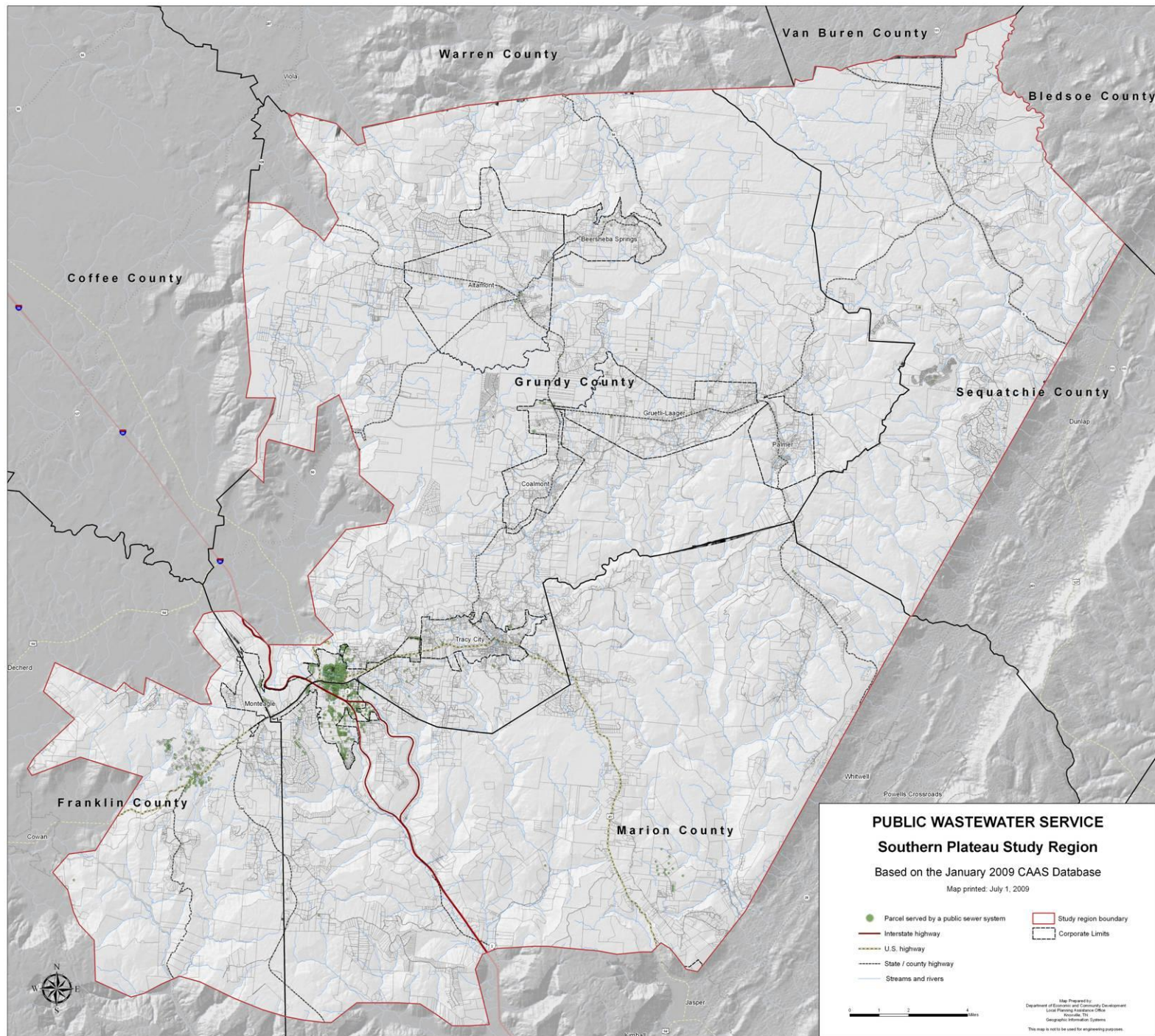


# SOUTHERN PLATEAU REGION



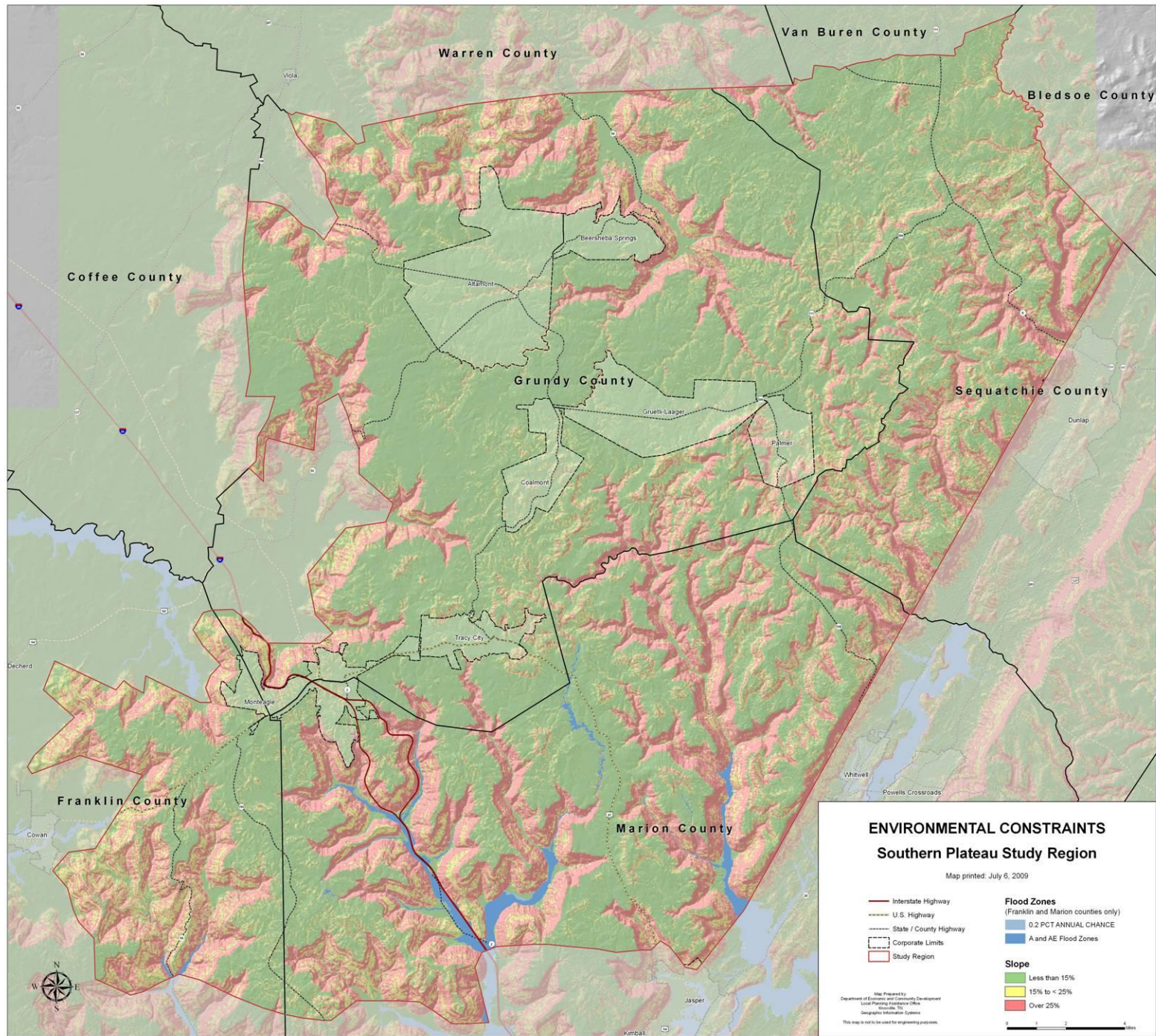


# SOUTHERN PLATEAU REGION



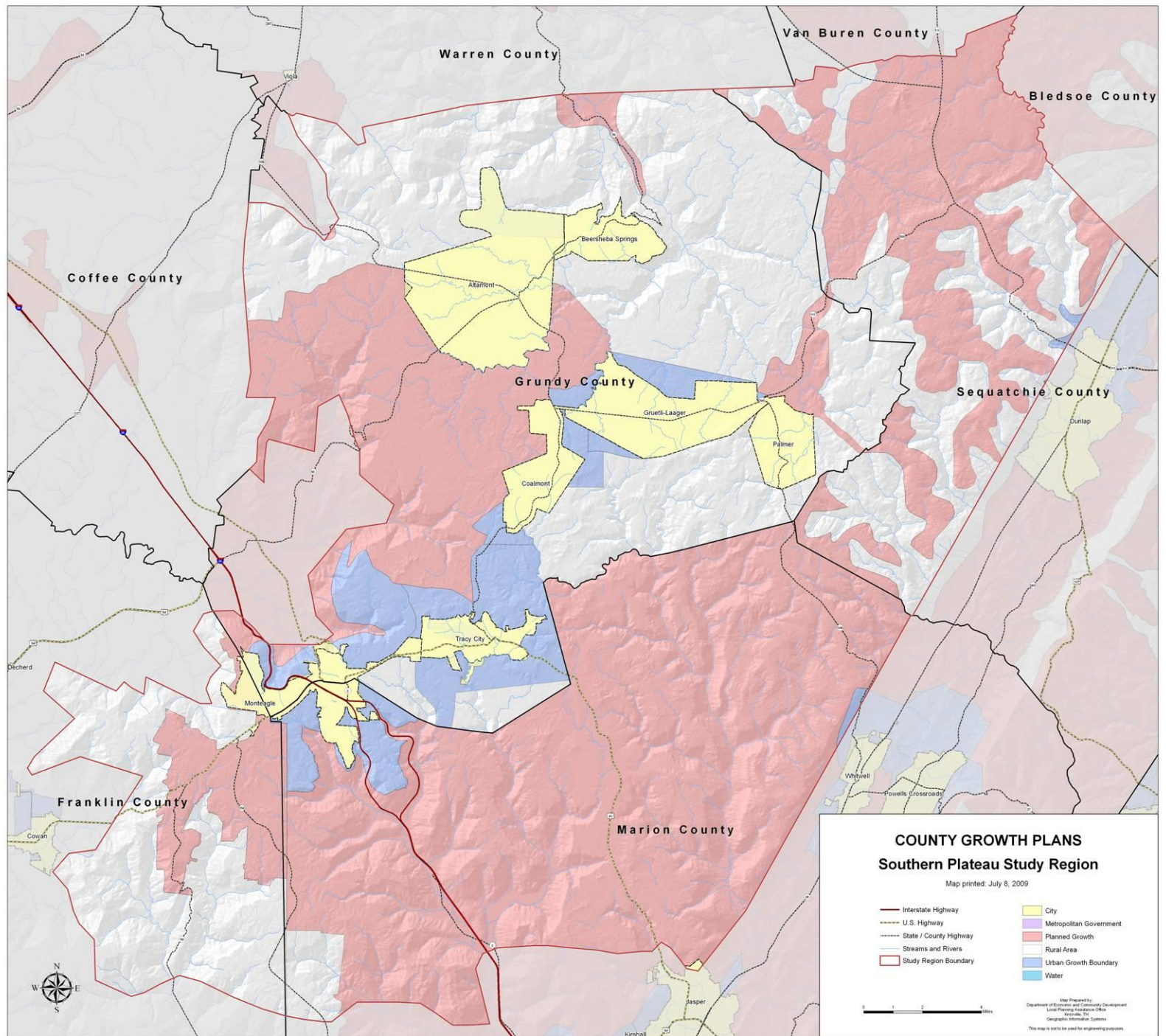


# SOUTHERN PLATEAU REGION

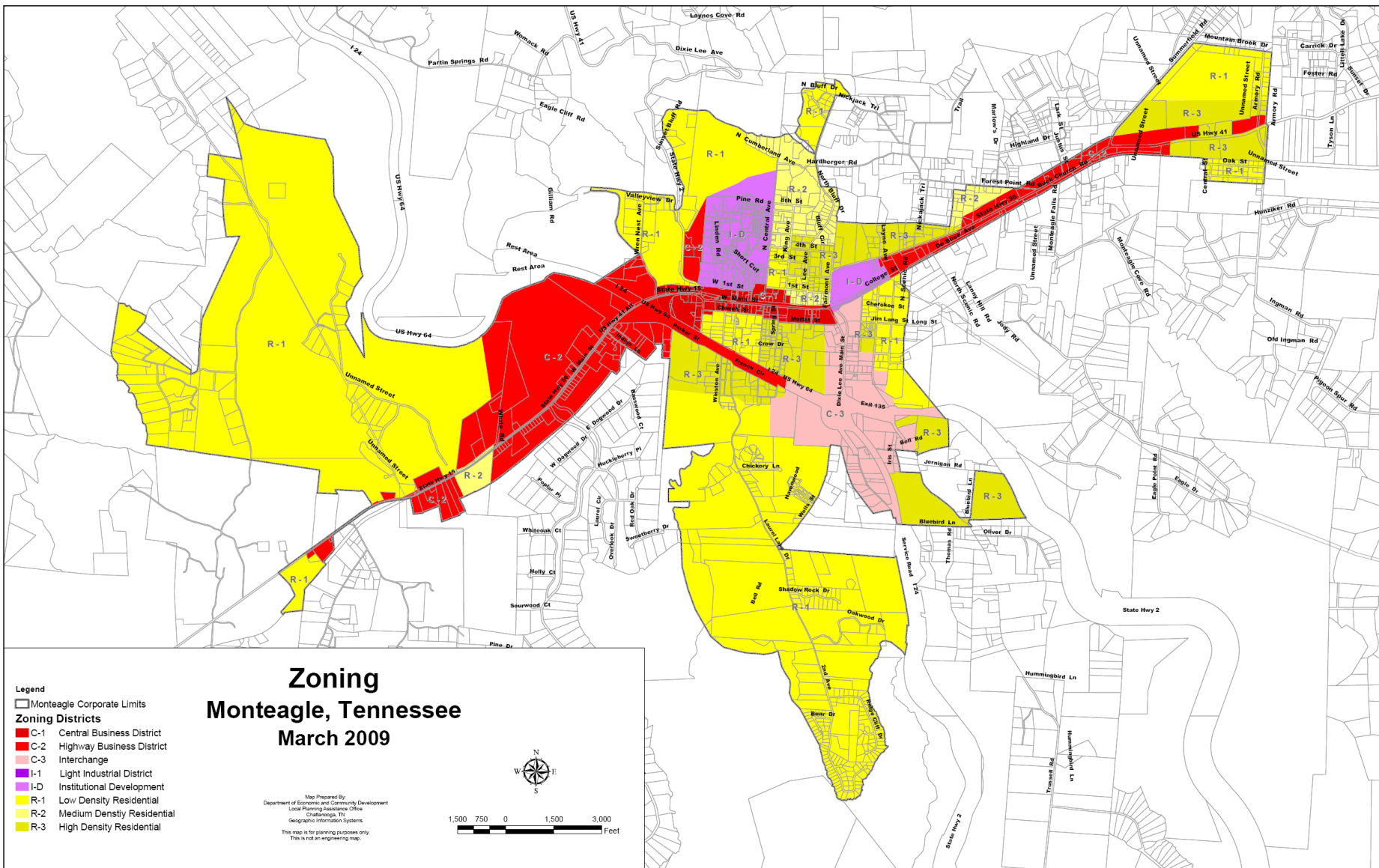




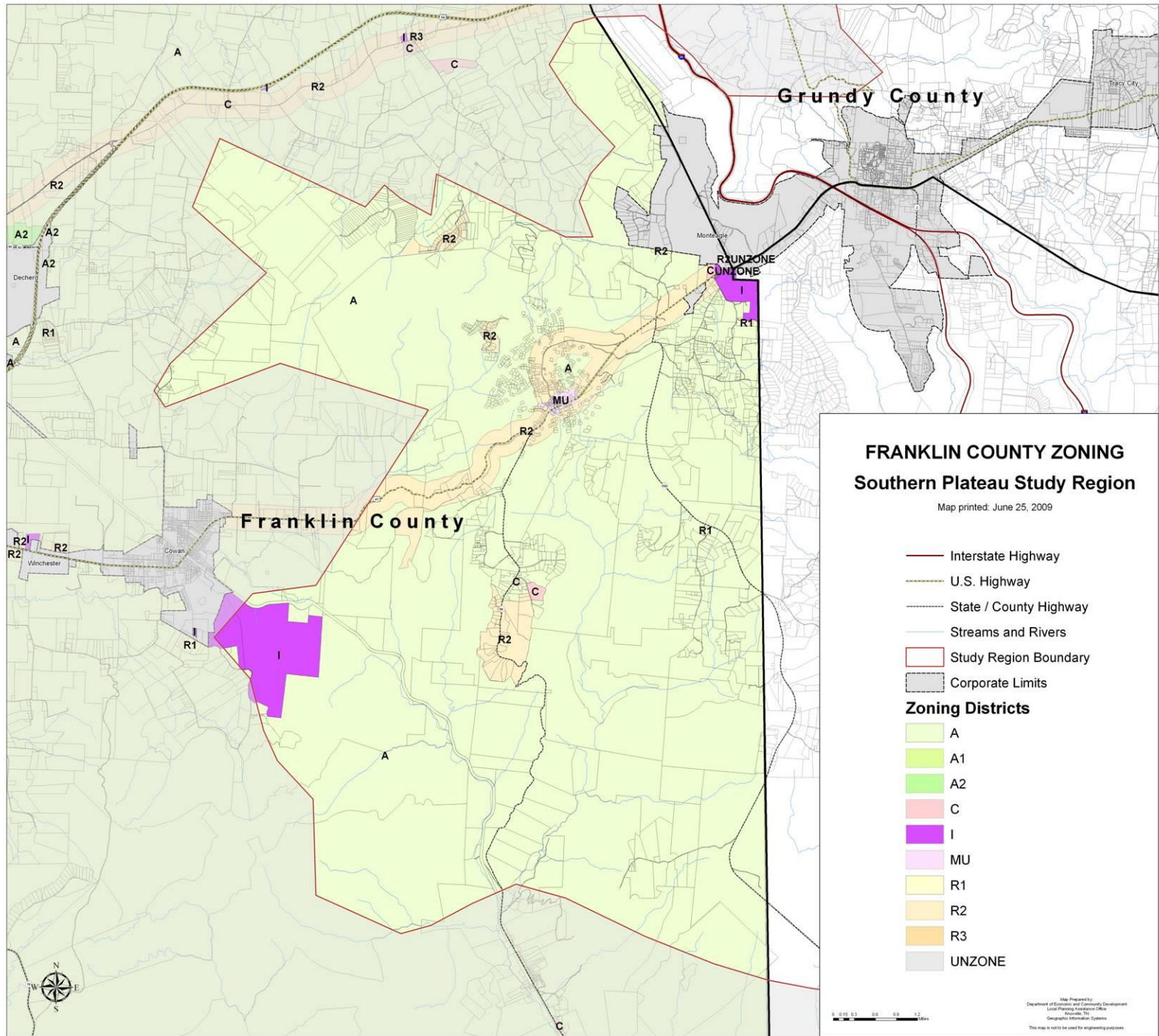
# SOUTHERN PLATEAU REGION











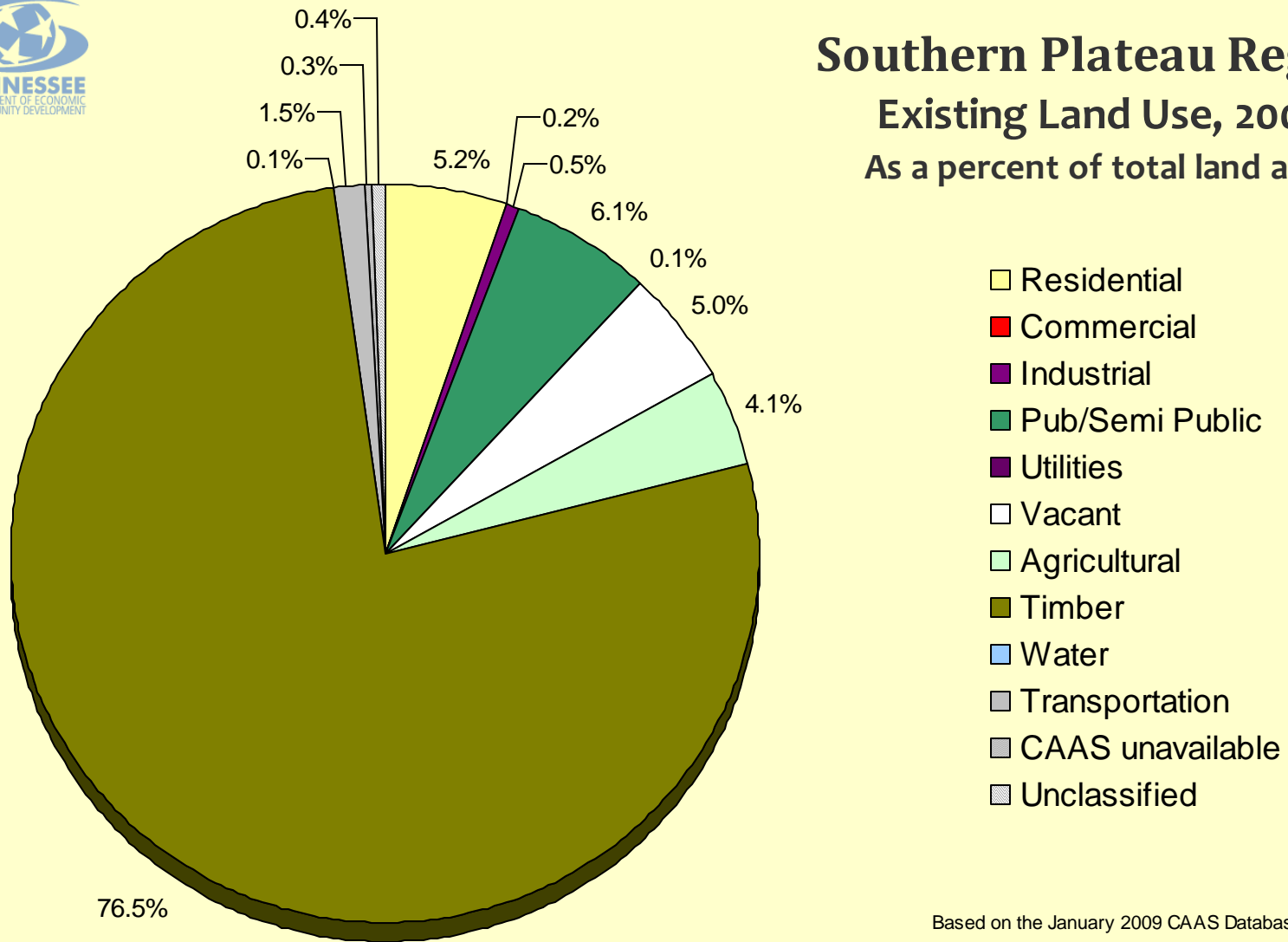




## Southern Plateau Region

### Existing Land Use, 2009

As a percent of total land area

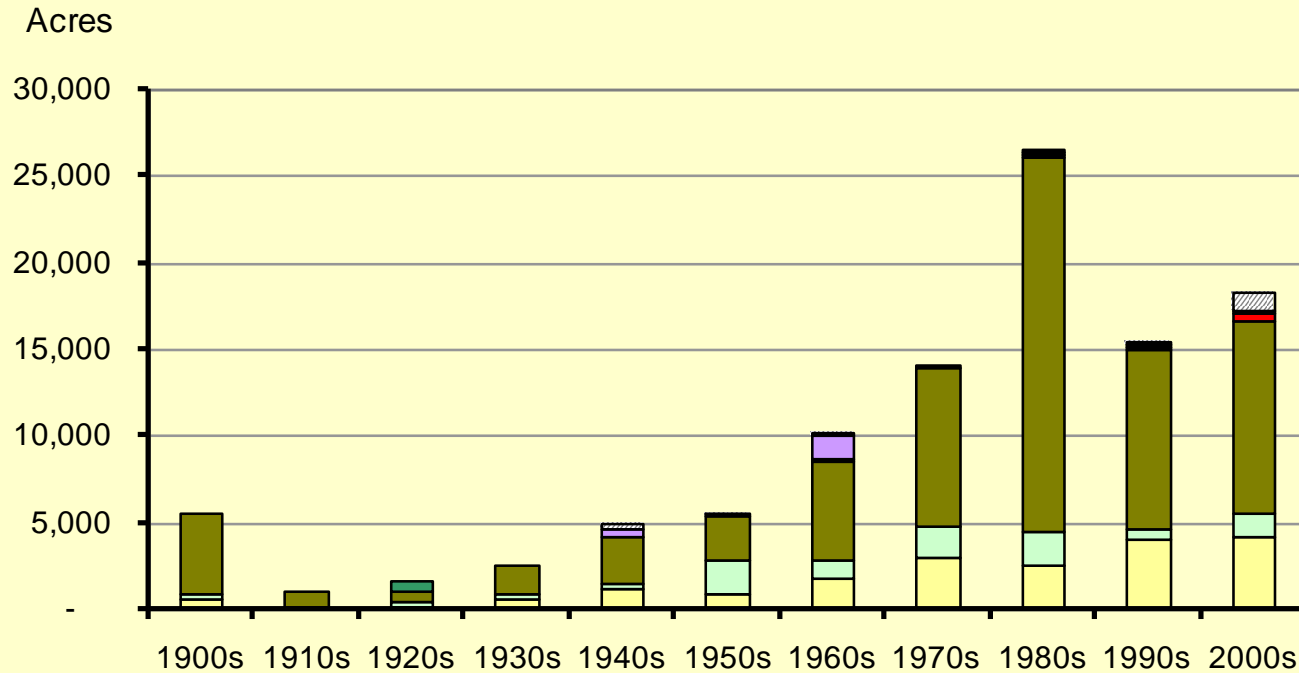


Based on the January 2009 CAAS Database



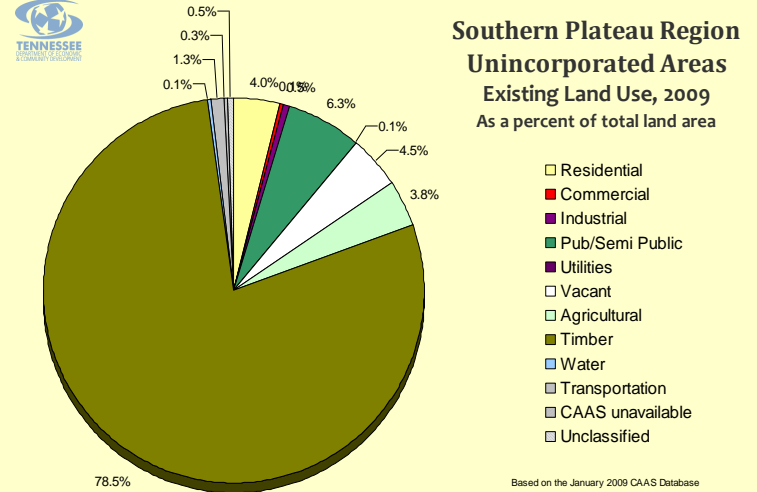
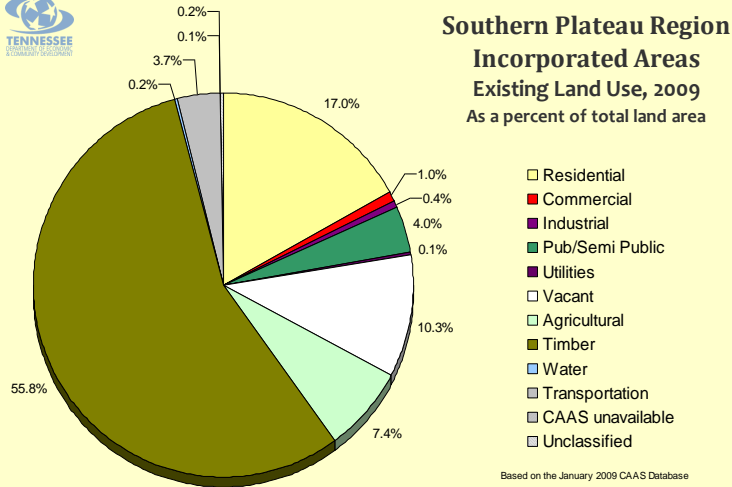
# Southern Plateau Study Region

## Improvements By Land Use Type During Decade

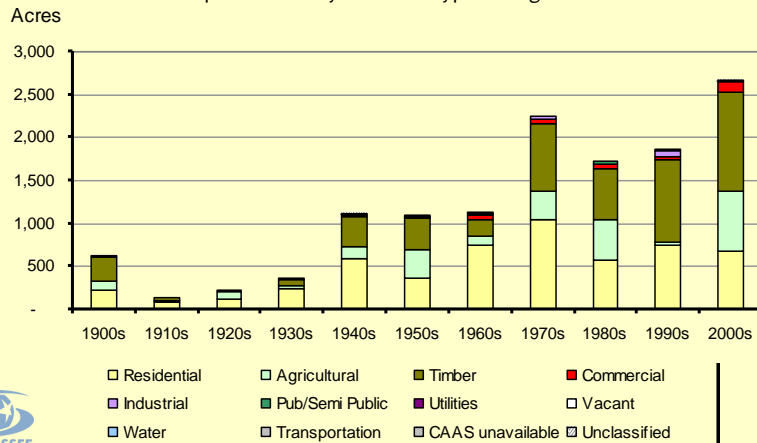


- |             |                 |                  |              |
|-------------|-----------------|------------------|--------------|
| Residential | Agricultural    | Timber           | Commercial   |
| Industrial  | Pub/Semi Public | Utilities        | Vacant       |
| Water       | Transportation  | CAAS unavailable | Unclassified |

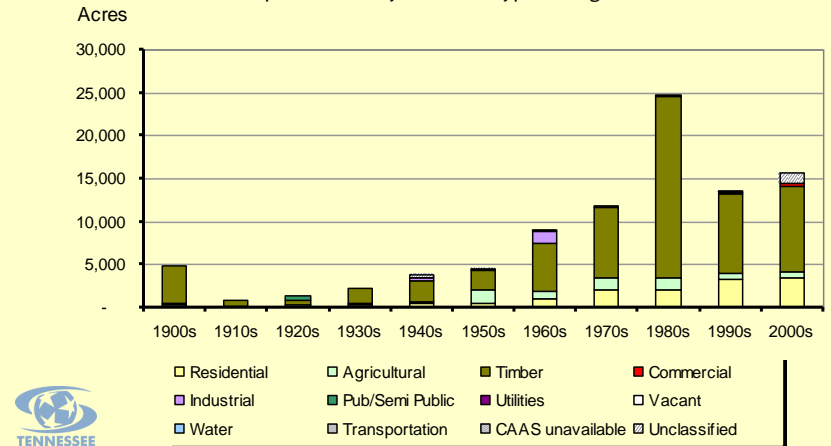




### Totals for Southern Plateau Study Region Incorporated Areas Improvements By Land Use Type During Decade



### Southern Plateau Study Region Unincorporated Areas Improvements By Land Use Type During Decade





## Altamont



**TENNESSEE**  
DEPARTMENT OF ECONOMIC  
DEVELOPMENT

## Beersheba Springs



## Coalmont



**TENNESSEE**  
DEPARTMENT OF ECONOMIC DEVELOPMENT

## Monteagle



## Tracy City



Palmer



**Gruetli-Laager**

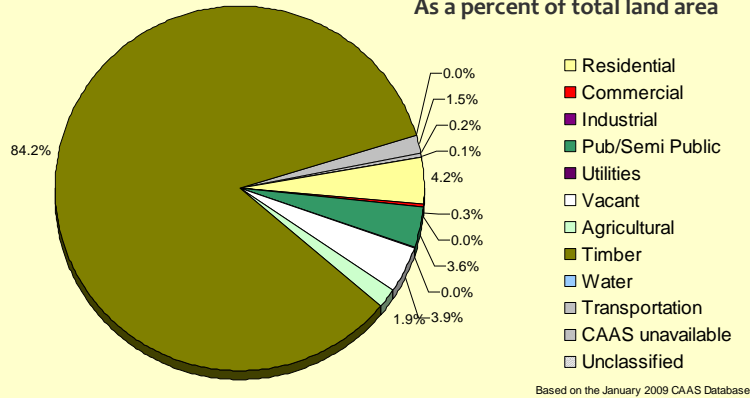


■ Residential    ■ Agricultural    ■ Timber    ■ Commercial  
■ Industrial    ■ Pub/Semi Public    ■ Utilities    ■ Vacant  
■ Water    ■ Transportation    ■ CAAS unavailable    ■ Unclassified

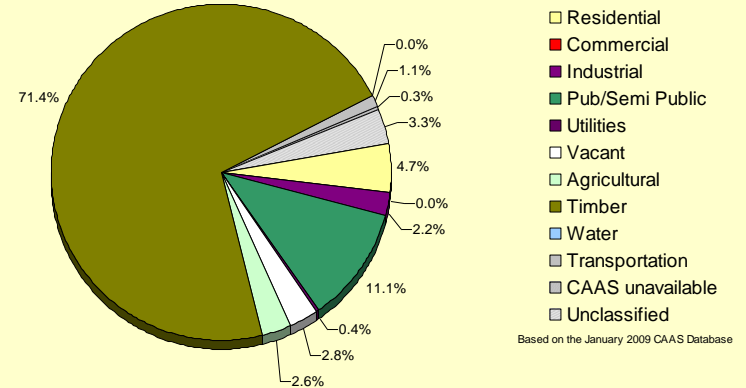




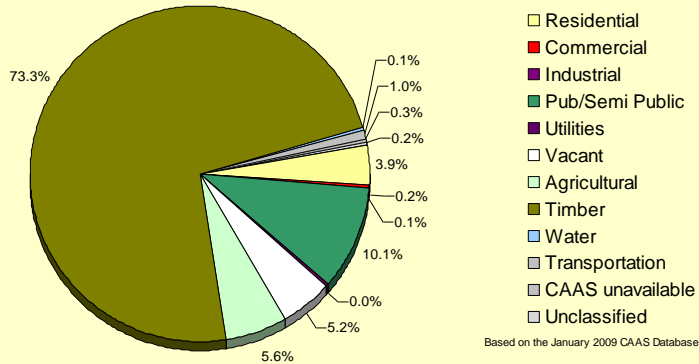
**Southern Plateau Region**  
**Marion County Unincorporated Portion**  
Existing Land Use, 2009  
As a percent of total land area



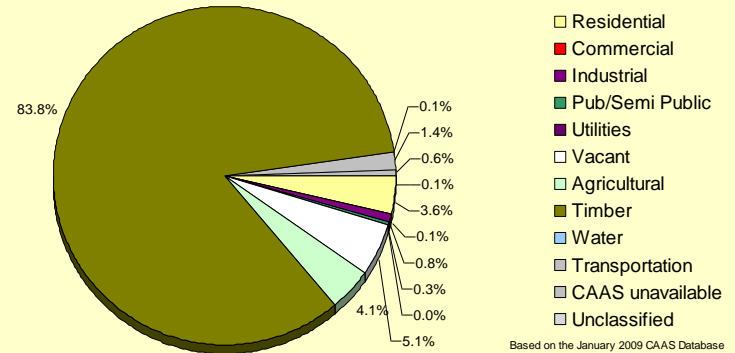
**Southern Plateau Region**  
**Franklin County Unincorporated Portion**  
Existing Land Use, 2009  
As a percent of total land area



**Southern Plateau Region**  
**Grundy County Unincorporated Portion**  
Existing Land Use, 2009  
As a percent of total land area

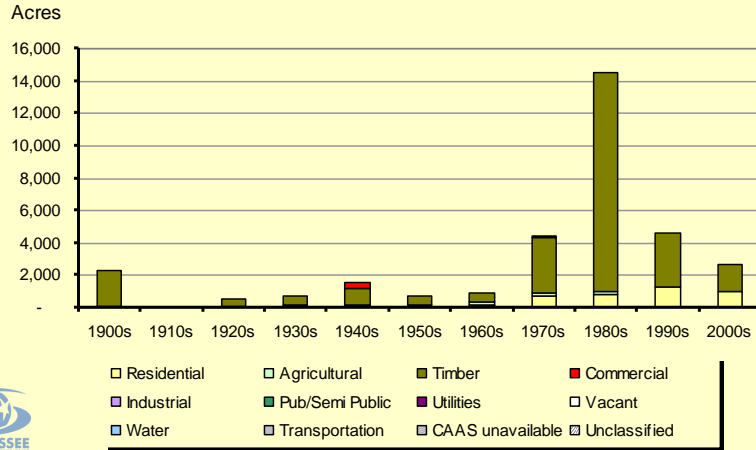


**Southern Plateau Region**  
**Sequatchie County Unincorporated Portion**  
Existing Land Use, 2009  
As a percent of total land area

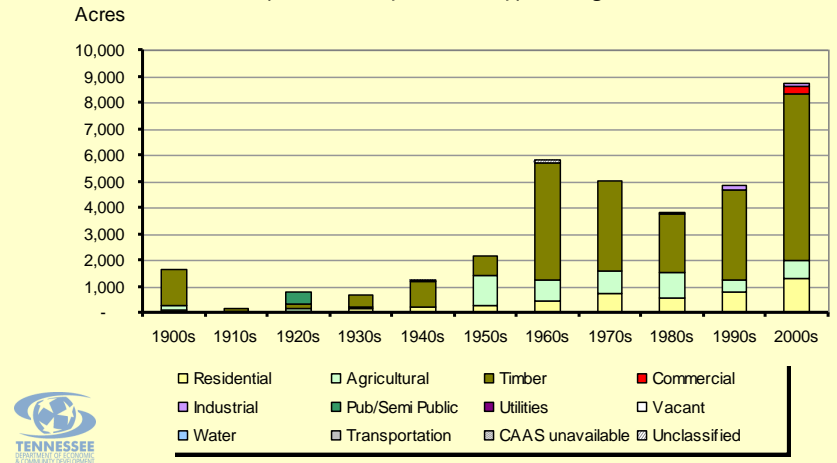




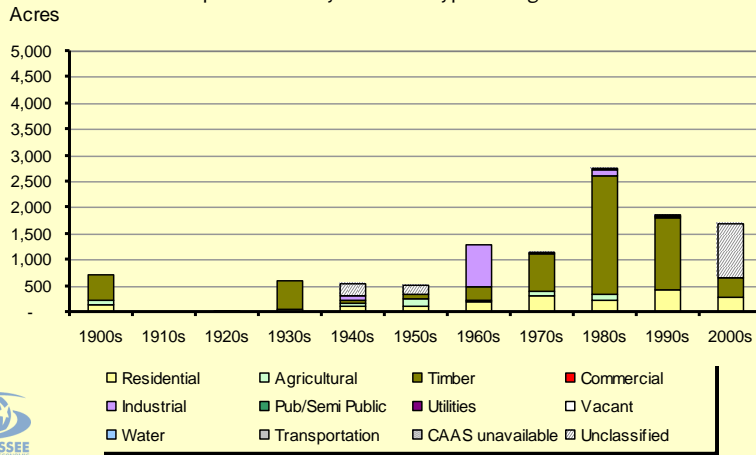
**Southern Plateau Study Region**  
**Marion County Unincorporated Portion**  
Improvements By Land Use Type During Decade



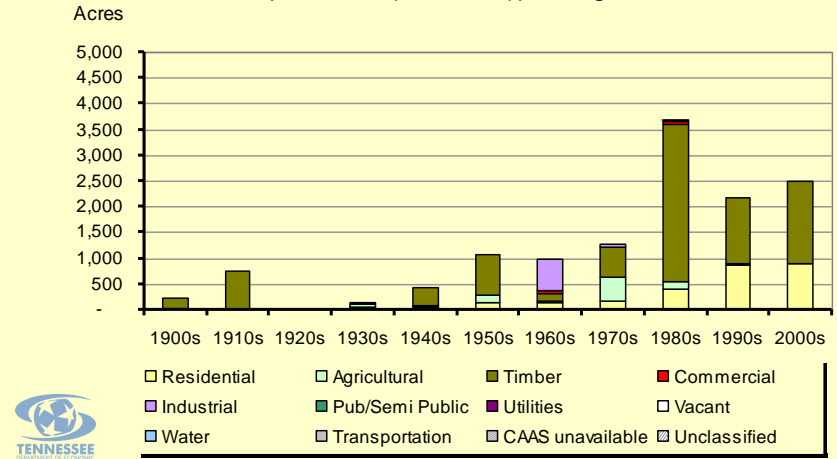
**Southern Plateau Study Region**  
**Grundy County Unincorporated Portion**  
Improvements By Land Use Type During Decade



**Southern Plateau Study Region**  
**Franklin County Unincorporated Portion**  
Improvements By Land Use Type During Decade



**Southern Plateau Study Region**  
**Sequatchie County Unincorporated Portion**  
Improvements By Land Use Type During Decade







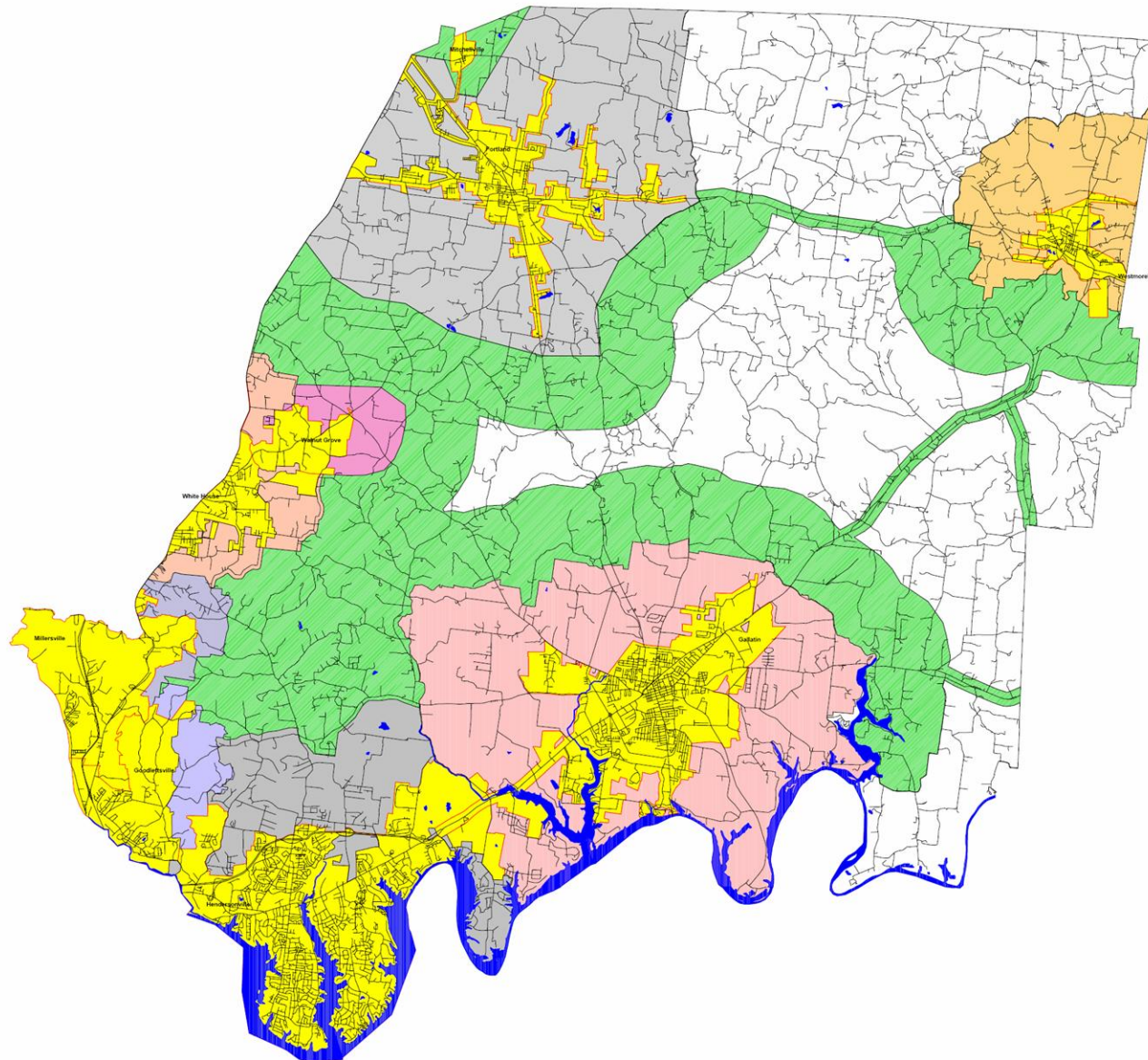


# Sumner County, Tennessee

## County Wide Growth Plan

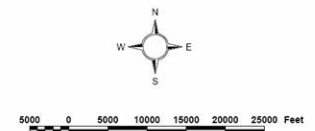
Approved by LGPAC on 4/26/00

(This is not an Official Map)



- △ Roads165.shp
- Water165.shp
- UGBs165.shp
- Gallatin
- Gallatin UGB
- Goodlettsville
- Goodlettsville UGB
- Hendersonville
- Hendersonville UGB
- Millersville
- Millersville UGB
- Mitchellville
- Portland
- Portland UGB
- Walnut Grove
- Walnut Grove UGB
- Westmoreland
- Westmoreland UGB
- White House
- White House UGB
- Rural

Name	Sum_Acres
Gallatin	14373.3560
Gallatin UGB	37655.2040
Goodlettsville	4809.3630
Goodlettsville UGB	2649.5400
Hendersonville	21052.1880
Hendersonville UGB	12880.1240
Millersville	7296.4390
Millersville UGB	2395.0770
Mitchellville	332.2050
PGA	85095.3130
Portland	7325.9670
Portland UGB	33976.5950
Rural	92591.4830
Walnut Grove	2046.6640
Walnut Grove UGB	2933.8360
Westmoreland	2459.3970
Westmoreland UGB	10432.1310
White House	2749.8310
White House UGB	4539.1960



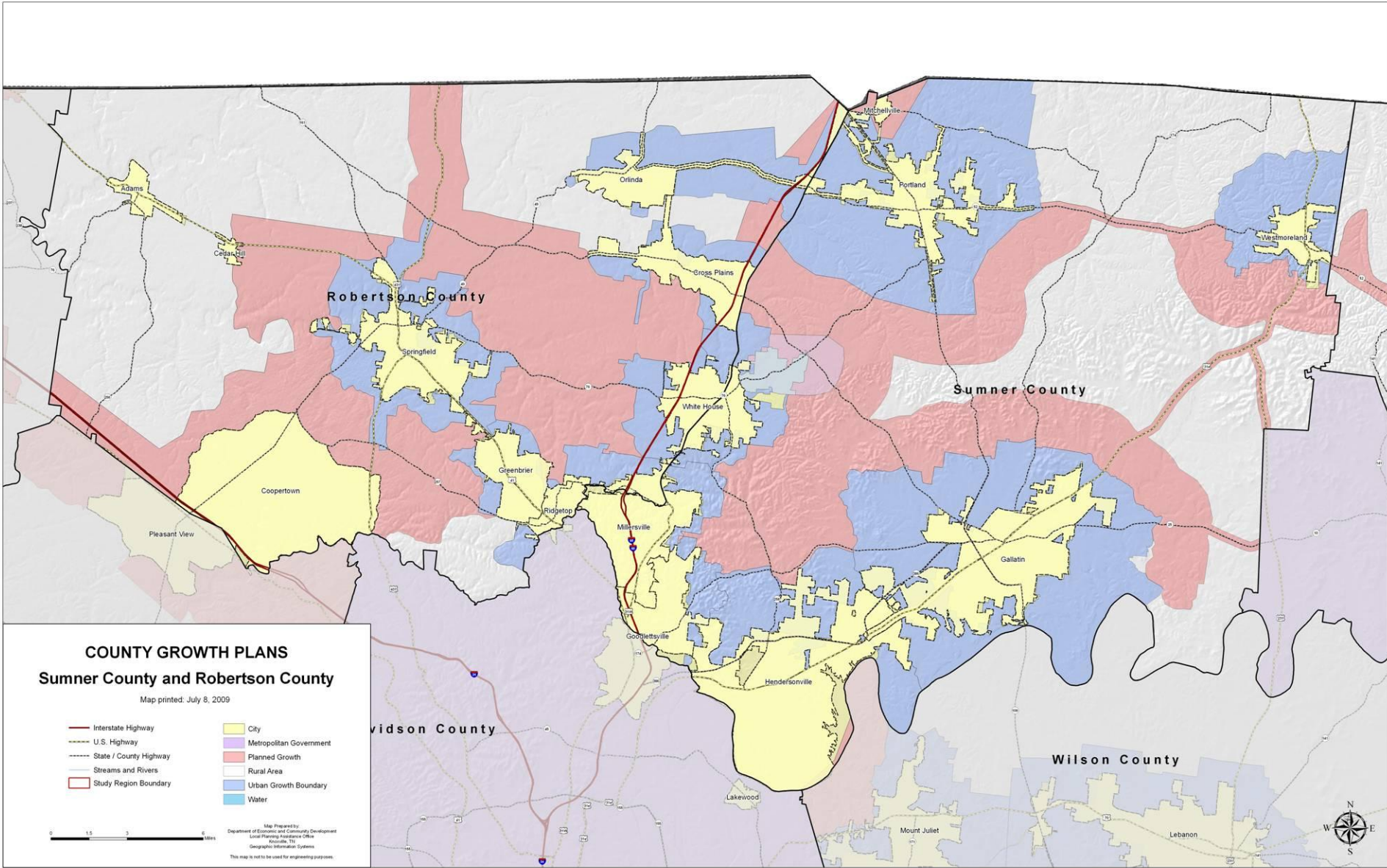
Map Prepared By:  
State of Tennessee  
Local Planning Assistance Office  
Knoxville, Tennessee  
Geographic Information Systems  
April 2001

Map generated from original Sumner  
County Growth Boundary information  
on file with the Local Government  
Planning Advisory Committee,  
Nashville Tennessee.  
This is not an official map.

Roads, water areas, county and  
corporate limits from United States  
Bureau of the Census 2000 TIGR  
files available at:  
<http://www.census.gov/geo/www/tiger/tgr/tk/tgr/TN/>  
This is not an engineering map



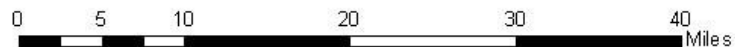
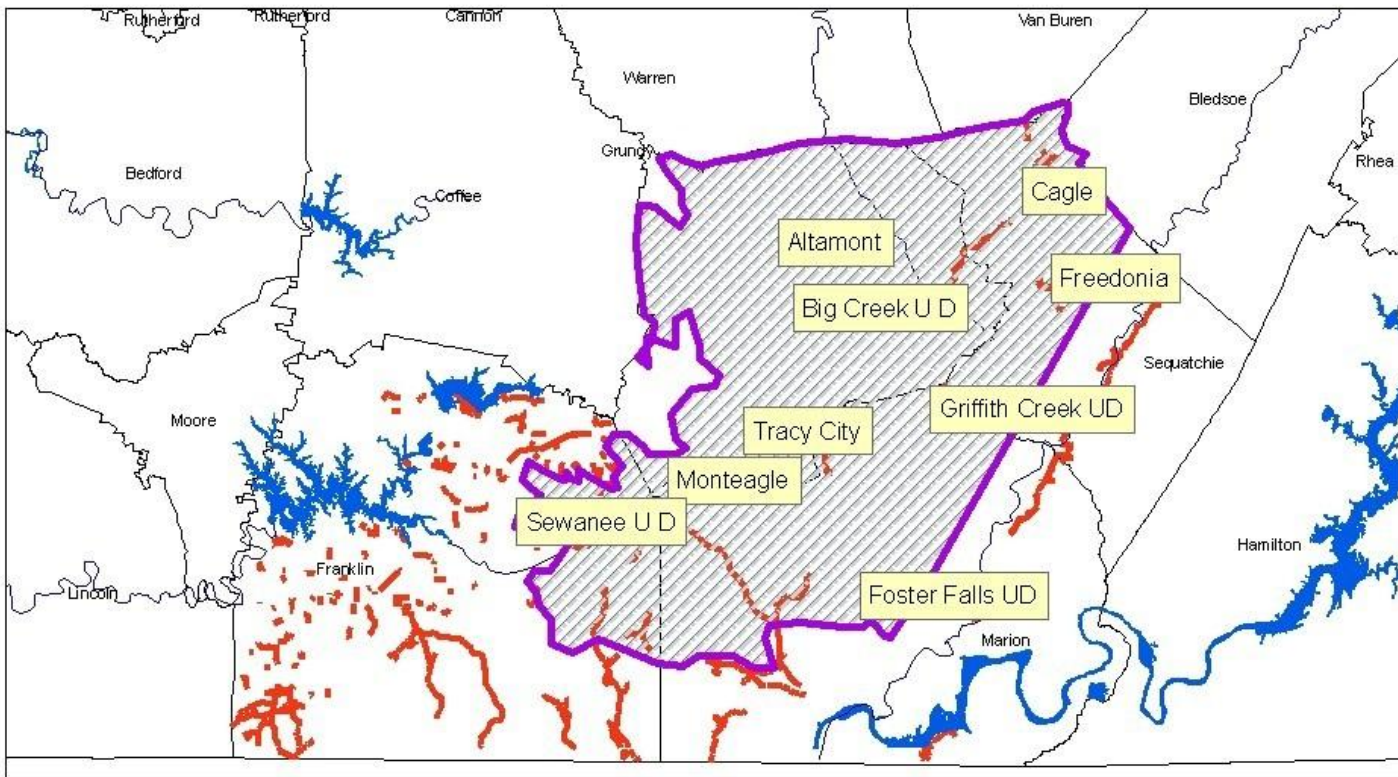






# SOUTHERN PLATEAU REGION LAND USE

## Southern Plateau Regional Planning Study



### Legend

- Major Rivers
- Major Lakes
- Roads w/o water service
- TN Counties
- Regional Planning Area